

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	1727 Crinella Drive, Saint Helena, CA 94574	Order ID	8682099	Property ID	34070236
Inspection Date	04/04/2023	Date of Report	04/04/2023		
Loan Number	49156	APN	009402007000		
Borrower Name	Redwood Holdings LLC	County	Napa		

Tracking IDs					
Order Tracking ID	04.03.23 BPO Citi-CS Update Request	Tracking ID 1	04.03.23 BPO Citi-CS Update Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	REDWOOD HOLDINGS LLC,	Subject property is recently remodeled, interior and exterior landscaping, and is in overall Good condition. No damage or deferred maintenance was observed during inspection.
R. E. Taxes	\$8,092	
Assessed Value	\$765,000	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Deadbolts on doors)	
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 property is located in an established residential neighborhood consisting primarily of single family homes. REO/distressed sales are uncommon and do not influence home prices. The supply of comparable listings is in balance with demand, however homes sales are currently slow in the area and the typical marketing period for comps is 90 - 120 days. This has resulted in a decrease in home prices of about 5% over the past 6 months.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$1267000 High: \$3580000	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1727 Crinella Drive	24 Volker Court	1075 Stice Lane	1291 Sylvaner Avenue
City, State	Saint Helena, CA	Saint Helena, CA	Saint Helena, CA	Saint Helena, CA
Zip Code	94574	94574	94574	94574
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	2.29 ¹	1.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,150,000	\$1,200,000	\$1,650,000
List Price \$	--	\$1,150,000	\$1,200,000	\$1,650,000
Original List Date		09/11/2022	11/24/2022	12/15/2022
DOM · Cumulative DOM	-- · --	205 · 205	131 · 131	110 · 110
Age (# of years)	59	53	60	53
Condition	Good	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	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,395	1,320	1,562	1,511
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Spa - Yes	--	--	Pool - Yes Spa - Yes
Lot Size	0.17 acres	.1405 acres	.2745 acres	.1865 acres
Other	Spa is above, gnd	--	--	Deck

* Listing 2 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** Listing 1 has less GLA and a smaller lot. The property is in average condition and is located adjacent to commercial vineyards with vineyard and mountain views.
- Listing 2** Listing 2 has more GLA, a larger lot, and 1 additional garage space. Home has been updated and is located across the street from commercial vineyards. Property has vineyard and mountain views from front of house and front yard. Comp is used despite distance to subject property due to a shortage of comparable listings in the neighborhood.
- Listing 3** Listing 3 has more GLA, a larger lot, 1 additional garage space, a ground level wood deck in the back yard, and an in-ground swimming pool with spa. Home has been updated and is located across the street from commercial vineyards. Property has vineyard and mountain views from front of the house and front yard. Comp is used despite distance to subject property due to a shortage of comparable listings in the neighborhood.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1727 Crinella Drive	1040 Valley View Street	1547 Railroad Avenue	1750 Crinella Drive
City, State	Saint Helena, CA	Saint Helena, CA	Saint Helena, CA	Saint Helena, CA
Zip Code	94574	94574	94574	94574
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.19 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,650,000	\$1,295,000	\$1,680,000
List Price \$	--	\$1,435,000	\$1,295,000	\$1,680,000
Sale Price \$	--	\$1,250,000	\$1,310,000	\$1,750,000
Type of Financing	--	1031 Exchange	Conventional	Cash
Date of Sale	--	08/12/2022	08/08/2022	09/02/2022
DOM · Cumulative DOM	-- · --	82 · 102	76 · 83	6 · 23
Age (# of years)	59	59	75	58
Condition	Good	Good	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	Beneficial ; Mountain
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Traditional	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,395	1,293	1,429	1,587
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2	3 · 2 · 1
Total Room #	6	6	6	8
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Spa - Yes	Pool - Yes	--	--
Lot Size	0.17 acres	.1341 acres	.1761 acres	.1521 acres
Other	Spa is above, gnd	Solar power system	--	--
Net Adjustment	--	-\$20,213	-\$862	-\$74,063
Adjusted Price	--	\$1,229,787	\$1,309,138	\$1,675,937

* 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.

Recent Sales - Cont.

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

- Sold 1** Comp 1 has less GLA, a smaller lot, 1 less bedroom, 1 additional garage space, an in-ground swimming pool, and an owned solar power system. Home is recently remodeled and in Good condition. Adjustments: GLA (+\$15,300); lot (+\$4,488); garage (-\$5,000); pool (-\$20,000); solar (-\$25,000).
- Sold 2** Comp 2 has more GLA, a slightly larger lot, and 1 less bedroom. Adjustments: GLA (-\$5,100); lot (-\$762); bedroom (+\$10,000).
- Sold 3** Comp 3 has more GLA, a smaller lot, 1 half bathroom, and 1 additional garage space. Home is recently remodeled and in Good condition. It is located adjacent to commercial vineyards and has Beneficial views of vineyards and mountains. Adjustments: GLA (-\$28,800); lot (+\$2,238); bathroom (-\$2,500); garage (-\$5,000); view (-\$40,000).

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	KW Advisors	Property last Closed 4/1/2022 sale price \$990,000. Currently listed, sign in yard (see photo).					
Listing Agent Name	Zack Sperow						
Listing Agent Phone	707-514-8288						
# 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
03/07/2023	\$1,249,000	04/04/2023	\$1,199,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,250,000	\$1,250,000
Sales Price	\$1,250,000	\$1,250,000
30 Day Price	\$1,230,000	--
Comments Regarding Pricing Strategy		
As-Is and Repaired prices are the same since no damage or deferred maintenance was observed during inspection. 30 Day price is discounted due to the current marketing period for comparable homes in the neighborhood being 90 to 120 days. Suggested and Sales prices support a standard sale within the typical marketing period.		

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



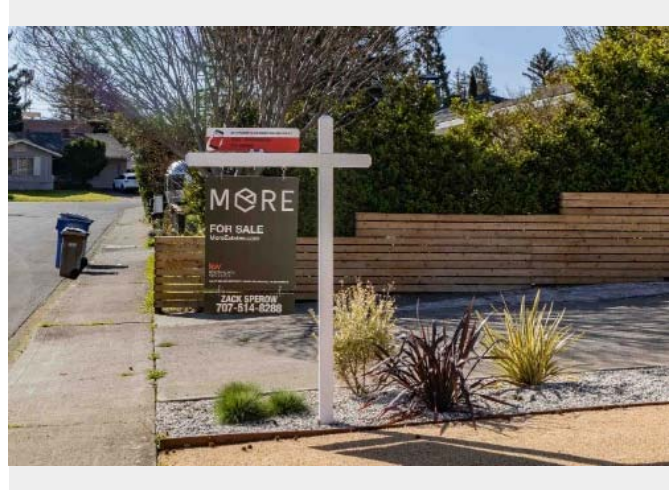
Front



Address Verification



Street



Other

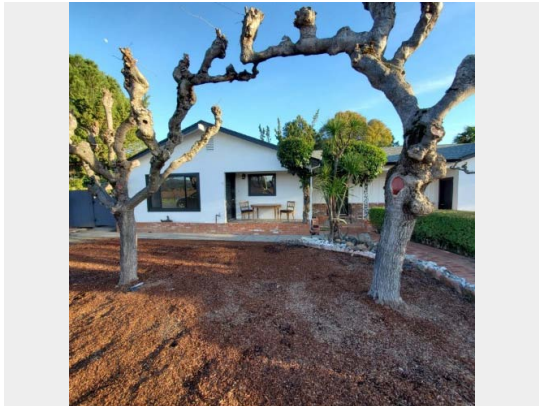
Listing Photos

L1 24 Volker Court
Saint Helena, CA 94574



Front

L2 1075 Stice Lane
Saint Helena, CA 94574



Front

L3 1291 Sylvaner Avenue
Saint Helena, CA 94574



Front

Sales Photos

S1 1040 Valley View Street
Saint Helena, CA 94574



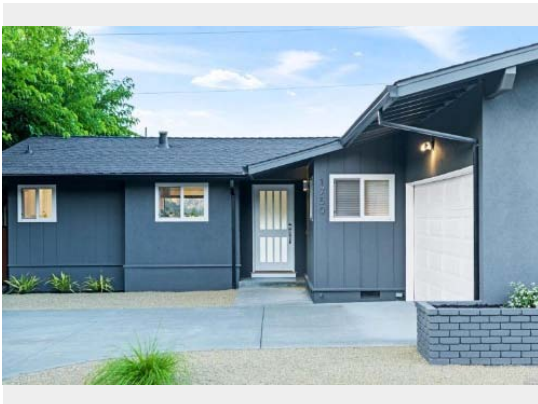
Front

S2 1547 Railroad Avenue
Saint Helena, CA 94574



Front

S3 1750 Crinella Drive
Saint Helena, CA 94574



Front

ClearMaps Addendum

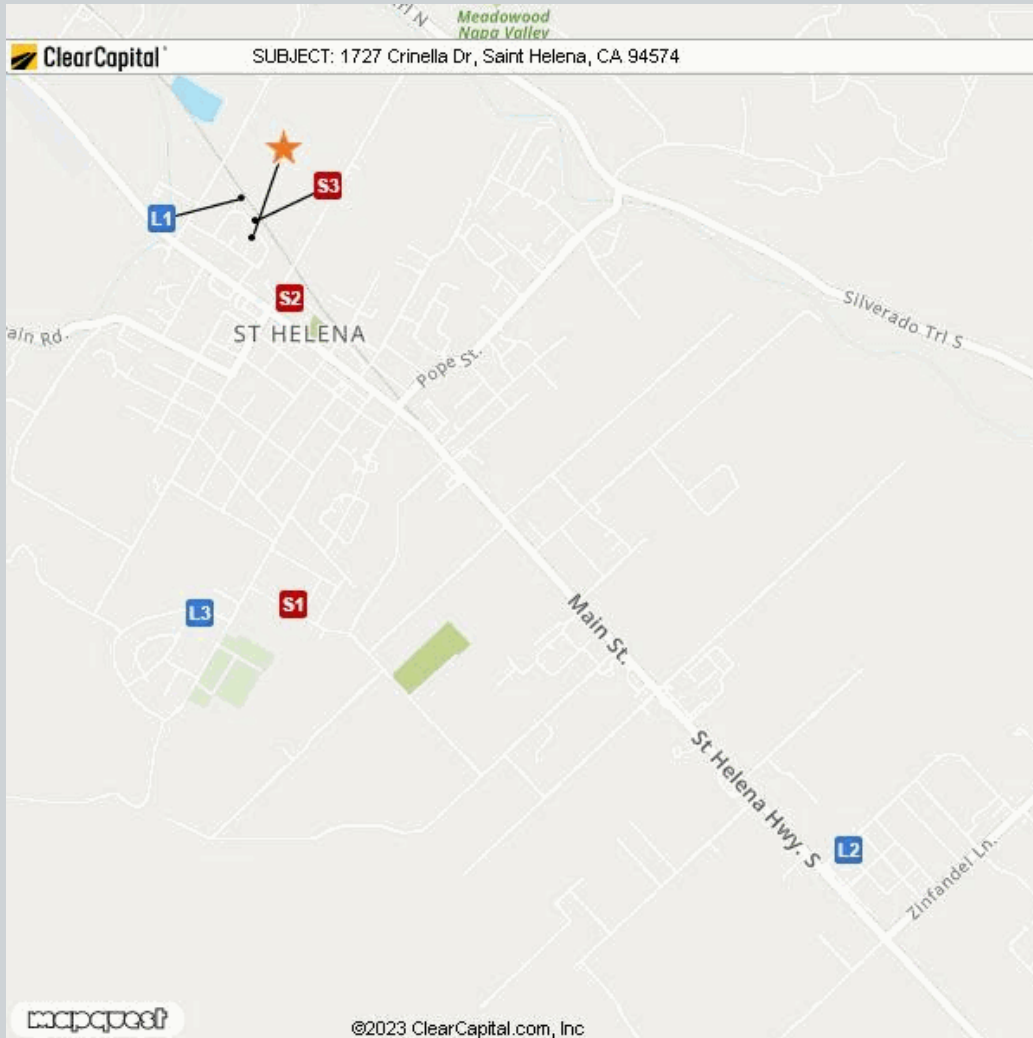
Address ★ 1727 Crinella Drive, Saint Helena, CA 94574

Loan Number 49156

Suggested List \$1,250,000

Suggested Repaired \$1,250,000

Sale \$1,250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1727 Crinella Drive, Saint Helena, CA 94574	--	Parcel Match
L1 Listing 1	24 Volker Court, Saint Helena, CA 94574	0.11 Miles ¹	Parcel Match
L2 Listing 2	1075 Stice Lane, Saint Helena, CA 94574	2.29 Miles ¹	Street Centerline Match
L3 Listing 3	1291 Sylvaner Avenue, Saint Helena, CA 94574	1.02 Miles ¹	Parcel Match
S1 Sold 1	1040 Valley View Street, Saint Helena, CA 94574	0.99 Miles ¹	Parcel Match
S2 Sold 2	1547 Railroad Avenue, Saint Helena, CA 94574	0.19 Miles ¹	Parcel Match
S3 Sold 3	1750 Crinella Drive, Saint Helena, CA 94574	0.05 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	John Souerbry	Company/Brokerage	Cordon Real Estate
License No	01370983	Address	637 Barrington Court Fairfield CA 94534
License Expiration	03/02/2024	License State	CA
Phone	7073170280	Email	john@cordonrealestate.com
Broker Distance to Subject	28.62 miles	Date Signed	04/04/2023

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.