

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>	7141 Lewison Drive, San Diego, CA 92120	<b>Order ID</b>	8472990	<b>Property ID</b>	33458997
<b>Inspection Date</b>	10/15/2022	<b>Date of Report</b>	10/16/2022		
<b>Loan Number</b>	49528	<b>APN</b>	6723600300		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	San Diego		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	10.14.22 CS-Citi Update BPOs	<b>Tracking ID 1</b>	10.14.22 CS-Citi Update BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	THELMA LUCILLE NOBLE	Remarkably renovated Allied Gardens opportunity with an expansive open floor plan. Fresh paint and hard surface floors throughout. Upgraded fixtures and enhancements give it that designer feel. Remodeled kitchen just begging to be cooked and entertained in. The primary bedroom features dual closets and renovated bathroom. The bonus room off the rear of the home offers access to the backyard and canyon views. Centrally located with quick access to the 8 and 15 freeways. Recreation nearby with Admiral Baker golf course, Mission Trails, and Lake Murray, per MLS.
<b>R. E. Taxes</b>	\$2,729	
<b>Assessed Value</b>	\$230,350	
<b>Zoning Classification</b>	Residential R-1:SINGLE FAM-RES	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (For sale by realtor)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Partially Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Recreation nearby with Admiral Baker golf course, Mission Trails, and Lake Murray. Easy access to schools, shopping and freeways.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$727000 High: \$1235000	
<b>Market for this type of property</b>	Decreased 9 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7141 Lewison Drive	7530 Conestoga Way	6762 Estrella Ave	5912 Lance St
<b>City, State</b>	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
<b>Zip Code</b>	92120	92120	92120	92120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.68 <sup>1</sup>	0.85 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$1,049,000	\$1,125,000	\$1,299,000
<b>List Price \$</b>	--	\$1,049,900	\$1,075,000	\$1,199,900
<b>Original List Date</b>		09/21/2022	08/25/2022	07/19/2022
<b>DOM · Cumulative DOM</b>	-- · --	24 · 25	23 · 52	88 · 89
<b>Age (# of years)</b>	58	56	65	56
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Neutral ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential	Beneficial ; Mountain
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,836	1,603	1,866	2,203
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	4 · 3
<b>Total Room #</b>	7	7	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	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>	0.16 acres	0.13 acres	0.21 acres	0.16 acres
<b>Other</b>	--	--	Solar, Owned	--

\* Listing 1 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** Opportunity Knocks for this Beautifully REMODELED 4 bedroom Single Level View Home in highly desirable Del Cerro Neighborhood..This Designer inspired home features an Open Floor plan with family room/kitchen combination..Freshly Painted interior/exterior..New Flooring/Windows/Patio Doors/Interior Doors & Hardware..Custom Center Island White Shaker Kitchen cabinets with Calacatta Quartz and SS appliances..Custom tile bathrooms..No hidden maintenance here as your new home comes with a brand new roof and the main plumbing line from the house to the street has been repiped by a licensed plumber..Lower the back fence to maximize the view and privacy, per MLS.
- Listing 2** Located in a quiet neighborhood in Allied Gardens, this absolutely beautiful home sits on a corner lot overflowing with curb appeal and pride of ownership. Tasteful updates throughout including gorgeous laminate flooring, recessed lighting, upgraded kitchen and bathrooms and more! Large front and back yards boast manicured gardens, a great covered patio made for hosting and dining al fresco in the idyllic San Diego weather. Energy costs will be controlled in this smart home with an owned solar system.
- Listing 3** Move in ready single story 4 bedroom 3 bath with two car garage AND RV/boat parking located in highly sought after Del Cerro neighborhood. Features include: Dual pane windows & sliders, blinds/shutters, gas fireplace with custom brick decor, separate laundry room, enclosed sunroom, remodeled kitchen with designer cabinetry, stainless appliances, double oven, recessed lighting, new luxury vinyl plank flooring, newer interior paint, bamboo flooring, ceiling fans, Remodeled bathrooms with upgraded vanities & tile surround, new solar tubes & newer Heater, insulated ducting & insulation in attic. Entertaining private backyard with pavers & lush landscaping! Walking distance from a great park & top rated schools, per MLS.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	7141 Lewison Drive	5270 Lewison Ave	7241 Laura Ct	6711 Clara Lee Ave
<b>City, State</b>	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
<b>Zip Code</b>	92120	92120	92120	92120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.14 <sup>1</sup>	0.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$1,199,000	\$1,295,000	\$1,269,000
<b>List Price \$</b>	--	\$1,199,000	\$1,097,770	\$1,199,000
<b>Sale Price \$</b>	--	\$1,180,000	\$1,150,000	\$1,191,522
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	07/22/2022	08/19/2022	09/15/2022
<b>DOM · Cumulative DOM</b>	-- · --	5 · 28	41 · 64	22 · 59
<b>Age (# of years)</b>	58	57	51	65
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	2 Stories Traditional	2 Stories Traditional	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,836	1,972	2,000	1,855
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 3	4 · 2 · 1
<b>Total Room #</b>	7	6	8	8
<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>	--	Pool - Yes Spa - Yes	Pool - Yes	--
<b>Lot Size</b>	0.16 acres	0.16 acres	0.17 acres	0.18 acres
<b>Other</b>	--	Solar, Ownership unknown	Solar, Owned	Solar, Owned
<b>Net Adjustment</b>	--	-\$64,000	-\$93,000	+\$5,000
<b>Adjusted Price</b>	--	\$1,116,000	\$1,057,000	\$1,196,522

\* 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** Gorgeous home nestled within Allied Gardens in Del Cerro! Enter the property to find a light and bright floor plan with VIEWS of the mountains. The updated kitchen is a chef's dream with stainless steel appliances, granite countertops, hardwood hickory cabinetry, and a tiled backsplash. The home itself features a multitude of upgrades, including a freshly painted interior, hardwood flooring on the first floor, dual paned windows throughout, modern bathroom vanities, a sleek fireplace in the family room, 2 bedrooms on the ground level, and so many more! The upstairs is a full, spacious primary retreat with double closets and an ensuite spa-like bathroom. The sunken backyard provides privacy while using the pool, spa, and fire pit, per MLS. Adjustments for gla-14k, room count+5k, pool/spa-55k.
- Sold 2** Gorgeously updated 2 story home on a huge cul-de-sac lot with owned solar and a pool! What more do you need? Enter into a spacious open floor plan with large living room, cozy fireplace and updated acacia wood floors throughout. Remodeled kitchen with custom cabinetry, newer appliances, a moveable island and a large picture window that opens to the backyard, perfect to pass drinks to your guests! Large formal dining room, and a fabulous floor plan featuring 2 primary suites, one upstairs and one downstairs. Downstairs has 3 bedrooms, plantation shutters and ceiling fans throughout, 2 sliders with access to the amazing backyard. Upstairs is a large primary suite with a private view deck, per MLS. Adjustments for age-7k, gla-16k, room count-5k, pool-50k, solar-15k.
- Sold 3** This home is a wow! Completely remodeled, with attention to detail. New windows, A/C, and heat. The solar panels are paid for. The designer kitchen has LG appliances, quartz countertops, and a marble backsplash. The open floor plan, with open beam ceilings, makes for lots of light. Luxury vinyl floor planks that are pet and water-resistant. RV parking is available in the driveway, and ADU potential with a detached garage, if allowed by City/County. Spacious backyard with lots of gardening potential. The primary bedroom is separate from the others, with a large bathroom and a walk-in closet. It looks out into the backyard, per MLS. Adjustments for age+7k, view+20k, gla-2k, room count-5k, solar-15k.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Coldwell Banker West	Per tax records, MLS, and online data.					
<b>Listing Agent Name</b>	Steven Sladek						
<b>Listing Agent Phone</b>	619-672-4747						
<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>
10/04/2022	\$1,249,900	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,120,000	\$1,120,000
<b>Sales Price</b>	\$1,090,000	\$1,090,000
<b>30 Day Price</b>	\$1,060,000	--
<b>Comments Regarding Pricing Strategy</b>		
Used closes and best sales/listings within required criteria with some adjustments where needed.		

## 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

## Listing Photos

**L1** 7530 Conestoga Way  
San Diego, CA 92120



Front

**L2** 6762 Estrella Ave  
San Diego, CA 92120



Front

**L3** 5912 Lance St  
San Diego, CA 92120



Front



## Sales Photos

**S1** 5270 Lewison Ave  
San Diego, CA 92120



Front

**S2** 7241 Laura Ct  
San Diego, CA 92120



Front

**S3** 6711 Clara Lee Ave  
San Diego, CA 92120



Front

### ClearMaps Addendum

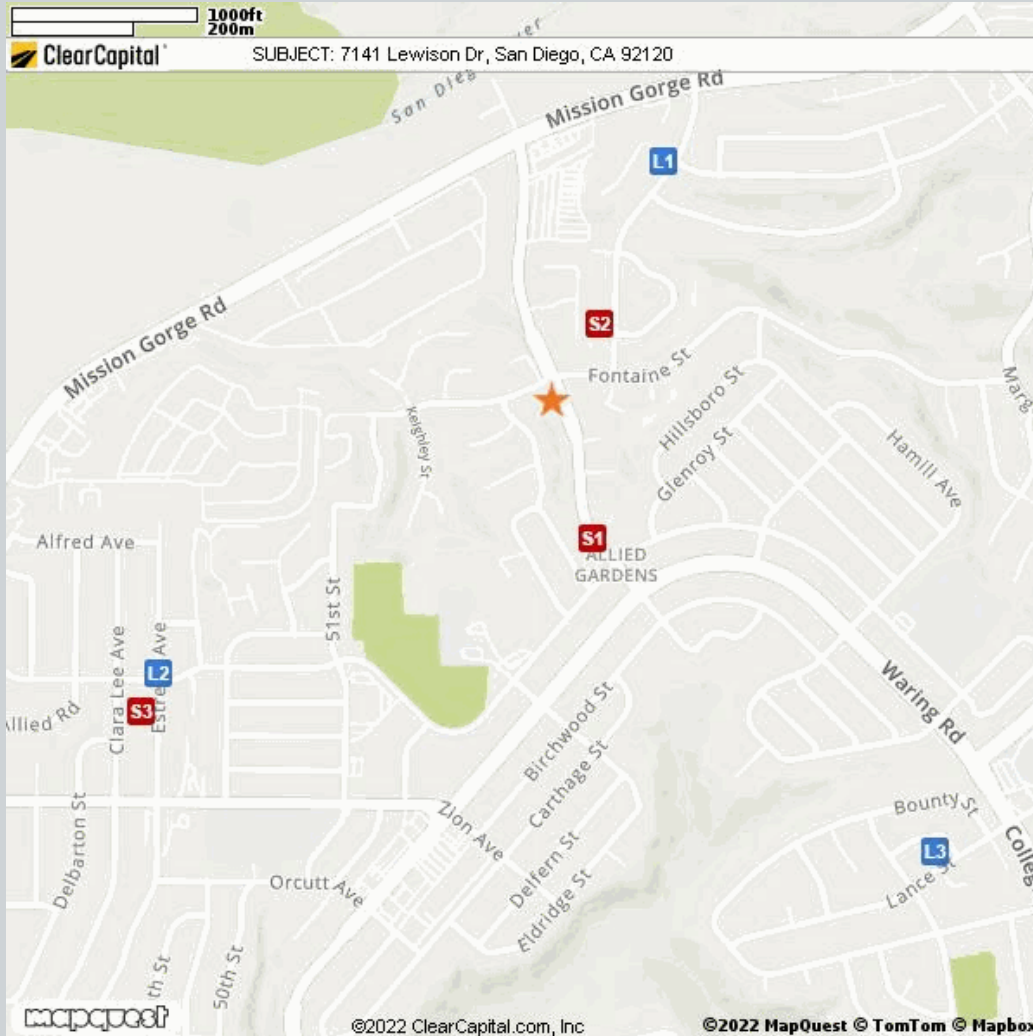
**Address** ★ 7141 Lewison Drive, San Diego, CA 92120

**Loan Number** 49528

**Suggested List** \$1,120,000

**Suggested Repaired** \$1,120,000

**Sale** \$1,090,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7141 Lewison Drive, San Diego, CA 92120	--	Parcel Match
L1 Listing 1	7530 Conestoga Way, San Diego, CA 92120	0.39 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6762 Estrella Ave, San Diego, CA 92120	0.68 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5912 Lance St, San Diego, CA 92120	0.85 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5270 Lewison Ave, San Diego, CA 92120	0.20 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7241 Laura Ct, San Diego, CA 92120	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6711 Clara Lee Ave, San Diego, CA 92120	0.73 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>	Ronald Blair	<b>Company/Brokerage</b>	Big Block Realty
<b>License No</b>	01802776	<b>Address</b>	8794 Dawn Ct Santee CA 92071
<b>License Expiration</b>	04/15/2023	<b>License State</b>	CA
<b>Phone</b>	6198405765	<b>Email</b>	sandiegoreospecialist@gmail.com
<b>Broker Distance to Subject</b>	6.49 miles	<b>Date Signed</b>	10/15/2022

*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.**