

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>	1671 Nightingale Ave, Sunnyvale, CA 94087	<b>Order ID</b>	8546317	<b>Property ID</b>	33719750
<b>Inspection Date</b>	12/09/2022	<b>Date of Report</b>	12/09/2022		
<b>Loan Number</b>	49684	<b>APN</b>	31338027		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Santa Clara		

Tracking IDs					
<b>Order Tracking ID</b>	12.08.22 BPO p2	<b>Tracking ID 1</b>	12.08.22 BPO p2		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	REDWOOD HOLDINGS LLC,	Ranch style home with stucco walls, new composition roof, new roof and exterior paint, two car garage attached. Remodeled through & through w/ the finest fixtures & finishes. Great curb appeal w/ board & batten siding, inviting covered porch & new shaker door. Dramatic living rm w/ large picture window. Gorgeous kitchen w/ quartz countertops, custom cabinetry, eat-in island & recessed lighting. Off the kitchen is a nicely sized dining room lined w/ windows. Spacious master suite w/ beautifully remodeled bath. Two additional spacious bedrooms w/ fully remodeled hall bath. Other amenities: new shaker doors, wide plank flooring, fresh paint throughout, recessed & designer lighting, high-efficiency heat & more. 2 car garage w/ epoxy floor. Private backyard w large patio, fresh lawn & variety of plants/shrubs.
<b>R. E. Taxes</b>	\$2,686	
<b>Assessed Value</b>	\$218,832	
<b>Zoning Classification</b>	Residential R0	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The local market is driven by regular transactions. The REOs and SSs have practically disappeared. DOMs are short (under 30 days). DOMs are stable and prices are slightly higher.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$1760000 High: \$2796000	
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1671 Nightingale Ave	802 Humewick Way	1580 Warbler Ave	1443 Falcon Ave
City, State	Sunnyvale, CA	Sunnyvale, CA	Sunnyvale, CA	Sunnyvale, CA
Zip Code	94087	94087	94087	94087
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 <sup>1</sup>	0.80 <sup>1</sup>	0.82 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$2,498,000	\$1,998,000	\$2,290,000
List Price \$	--	\$2,498,000	\$1,998,000	\$2,290,000
Original List Date		07/07/2022	11/09/2022	11/28/2022
DOM · Cumulative DOM	-- · --	150 · 155	8 · 30	11 · 11
Age (# of years)	64	61	67	62
Condition	Good	Good	Good	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,324	1,525	1,412	1,534
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	5	6	5	6
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	0.14 acres	0.18 acres	0.15 acres	0.15 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** Regular Sale with superior living space and lot size, similar age, utility count. Hardwood floors, upgraded kitchen with wood cabinets, marble countertops, remodeled bathrooms, A/C.

**Listing 2** Regular Sale with similar living space, age and lot size. Freshly painted, new doors and baseboard, hardwood floors, kitchen with granite counters, SS appliances.

**Listing 3** Regular Sale with superior living space, similar age, lot size and bathroom count. No upgrades or concessions reported on the MLS.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1671 Nightingale Ave	945 Leighton Way	1015 Inverness Way	3796 Dunford Way
City, State	Sunnyvale, CA	Sunnyvale, CA	Sunnyvale, CA	Santa Clara, CA
Zip Code	94087	94087	94087	95051
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 <sup>1</sup>	0.36 <sup>1</sup>	0.75 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,895,000	\$2,198,000	\$2,499,000
List Price \$	--	\$1,895,000	\$2,198,000	\$2,499,000
Sale Price \$	--	\$2,350,000	\$2,450,000	\$2,450,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/24/2022	06/21/2022	08/31/2022
DOM · Cumulative DOM	-- · --	7 · 33	16 · 48	4 · 44
Age (# of years)	64	63	64	61
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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,324	1,371	1,421	1,503
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	5	6	5
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	0.14 acres	0.16 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$51,300	-\$15,700	-\$23,900
Adjusted Price	--	\$2,401,300	\$2,434,300	\$2,426,100

\* Sold 1 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** Regular Sale with similar age, living space and utility count, larger lot size. Adj =  $-\$4,700(\text{gla}) - \$4,000(\text{lot}) + \$60,000(\text{condition}) = \$51,300$
- Sold 2** Regular Sale with slightly superior living space and lot size. Similar bathroom count and age. Updated kitchen with granite counters and SS appliances, updated bathrooms, central A/C, recessed lighting. Adj =  $-\$9,700(\text{gla}) - \$6,000(\text{lot}) = -\$15,700$
- Sold 3** Regular Sale with superior living space and lot size, similar utility count and age. Gourmet kitchen with Quartz counters, SS appliances, remodeled bathrooms, outdoor kitchen. Adj =  $-\$17,900(\text{gla}) - \$6,000(\text{lot}) = -\$23,900$

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			The subject property has been listed and sold within the last 12 months. Sold on 05/03/2022 for \$2,320,000.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	1						
<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>
04/25/2022	\$2,300,000	--	--	Sold	05/06/2022	\$2,320,000	MLS
11/10/2022	\$2,198,000	--	--	Withdrawn	11/29/2022	\$2,198,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$2,412,000	\$2,412,000
<b>Sales Price</b>	\$2,402,000	\$2,402,000
<b>30 Day Price</b>	\$2,392,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to limited comps in the area, I had to expand the search criteria as follows: 1) Distance - up to 2 miles radius in order to find two of the active comps, 2) GLA - I was not able to find comps that can bracket the subject's living space. The subject has been recently sold and has had some updates from the exterior evaluation such as new roof, new exterior paint, new garage door. All comps were adjusted to reflect the differences in features, amenities and condition. The local market has remained stable since Jan 2022, but we see some decrease on prices as of lately due to the volatility induced by Covid19 and increasing interest rates. It is driven by regular transactions. The sold comps provided a bracketed price range that once it was validated by the adjusted listings, led into the final opinion of value. The property should be marketed AS IS in a marketing cycle of 0-30 days.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Side



Street

## Listing Photos

**L1** 802 Humewick Way  
Sunnyvale, CA 94087



Front

**L2** 1580 Warbler Ave  
Sunnyvale, CA 94087



Front

**L3** 1443 Falcon Ave  
Sunnyvale, CA 94087



Front



## Sales Photos

**S1** 945 Leigton Way  
Sunnyvale, CA 94087



Front

**S2** 1015 Inverness Way  
Sunnyvale, CA 94087



Front

**S3** 3796 Dunford Way  
Santa Clara, CA 95051



Front

### ClearMaps Addendum

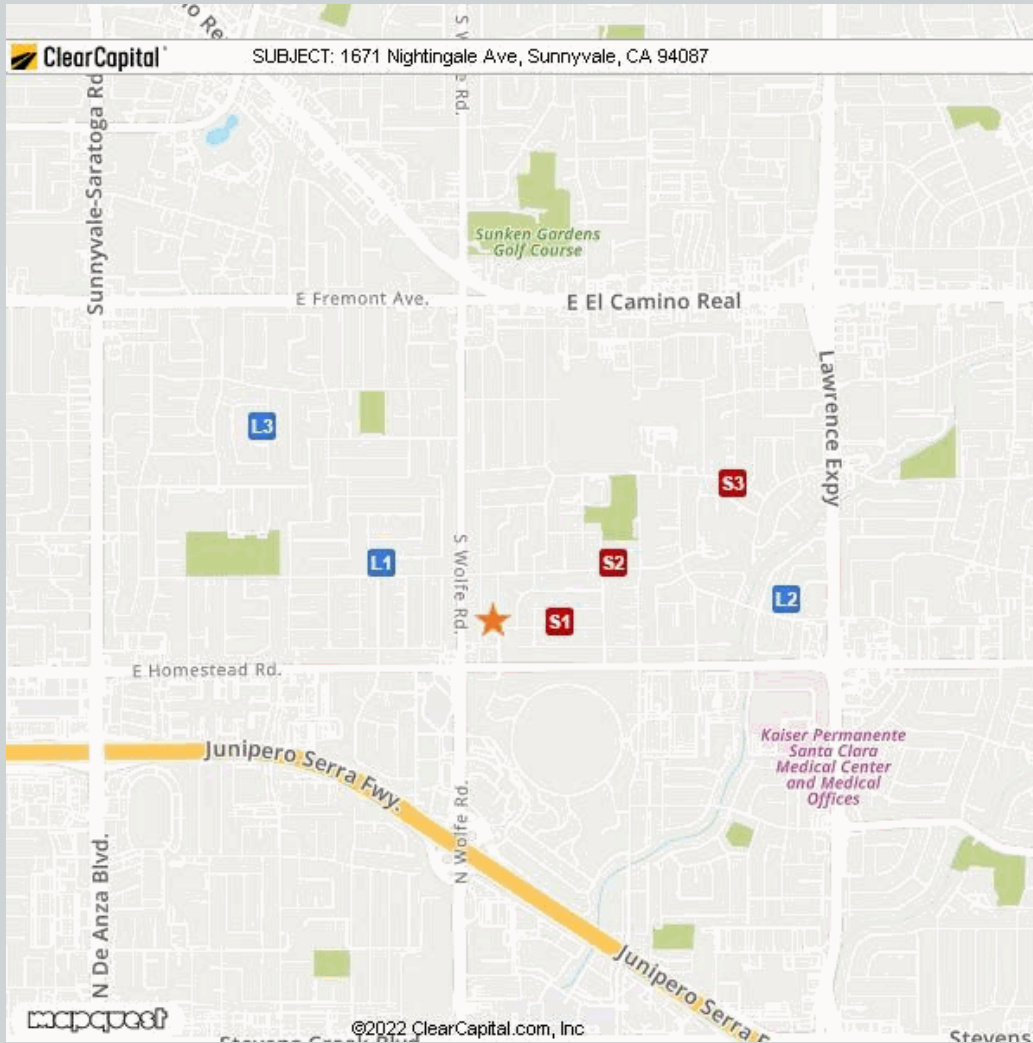
**Address** ★ 1671 Nightingale Ave, Sunnyvale, CA 94087

**Loan Number** 49684

**Suggested List** \$2,412,000

**Suggested Repaired** \$2,412,000

**Sale** \$2,402,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1671 Nightingale Ave, Sunnyvale, CA 94087	--	Parcel Match
L1 Listing 1	802 Humewick Way, Sunnyvale, CA 94087	0.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1580 Warbler Ave, Sunnyvale, CA 94087	0.80 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1443 Falcon Ave, Sunnyvale, CA 94087	0.82 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	945 Leigton Way, Sunnyvale, CA 94087	0.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1015 Inverness Way, Sunnyvale, CA 94087	0.36 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3796 Dunford Way, Santa Clara, CA 95051	0.75 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>	Lissette I. Robles	<b>Company/Brokerage</b>	Coralis Realty
<b>License No</b>	01794923	<b>Address</b>	4831 Rue Loiret San Jose CA 95136
<b>License Expiration</b>	07/16/2023	<b>License State</b>	CA
<b>Phone</b>	4083163547	<b>Email</b>	lissette77@sbcglobal.net
<b>Broker Distance to Subject</b>	11.30 miles	<b>Date Signed</b>	12/09/2022

*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.**