

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	2860 Encinitas Court, San Jose, CA 95132	Order ID	8559931	Property ID	33755224
Inspection Date	12/21/2022	Date of Report	12/21/2022		
Loan Number	50202	APN	092-13-051		
Borrower Name	Redwood Holdings LLC	County	Santa Clara		

Tracking IDs					
Order Tracking ID	12.20.22 BPO	Tracking ID 1	12.20.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Redwood Holdings LLC	Condition Comments Visual exterior inspection shows no sign of needed repair. Grasses and trees are adequately cut and watered.
R. E. Taxes	\$325,140	
Assessed Value	\$155,642	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
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		
Location Type	Suburban	Neighborhood Comments Located in an established neighborhood with homes in average to good condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$1,100,000 High: \$1,450,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2860 Encinitas Court	2448 Old Ridge Court	3237 Cropley Avenue	1404 N Capitol Avenue
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95132	95132	95132	95132
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.45 ¹	0.72 ¹	1.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,199,000	\$1,648,000	\$1,425,000
List Price \$	--	\$1,199,000	\$1,495,000	\$1,325,000
Original List Date		12/02/2022	10/14/2022	11/01/2022
DOM · Cumulative DOM	-- · --	3 · 19	65 · 68	50 · 50
Age (# of years)	52	46	53	58
Condition	Average	Good	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 Ranch	1 Story Ranch	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,900	1,630	1,786	1,938
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2 · 1	3 · 2 · 1
Total Room #	6	6	7	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	Pool - Yes Spa - Yes	--	--	--
Lot Size	0.21 acres	0.22 acres	0.14 acres	0.16 acres
Other	Frpl, Porch, Patio	Frpl	Frpl, Deck	Frpl, Porch, Deck, Shed

* 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.

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

Listing 1 List 1 has smaller living space, 6 years younger, and superior condition. Similar beds, baths, lot size.

Listing 2 List 2 has smaller living space, and smaller lot size. Similar beds, baths, age, condition, and proximity.

Listing 3 List 3 has 1 fewer bed, half more bath, smaller lot size, and 6 years older. Similar living space, and condition.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2860 Encinitas Court	1952 Camargo Drive	1917 Morrill Avenue	3288 Landess Ave
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95132	95132	95132	95132
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.32 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,599,000	\$1,499,888	\$1,298,000
List Price \$	--	\$1,449,000	\$1,349,888	\$1,188,000
Sale Price \$	--	\$1,400,000	\$1,349,888	\$1,150,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/29/2022	10/25/2022	08/26/2022
DOM · Cumulative DOM	-- · --	19 · 54	60 · 95	66 · 147
Age (# of years)	52	52	52	53
Condition	Average	Average	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	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,900	1,918	1,577	1,601
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	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	Pool - Yes Spa - Yes	--	--	Pool - Yes
Lot Size	0.21 acres	0.14 acres	0.17 acres	0.19 acres
Other	Frpl, Porch, Patio	Frpl, Patio, Shed	Deck	Frpl, patio
Net Adjustment	--	+\$17,500	-\$2,133	+\$13,671
Adjusted Price	--	\$1,417,500	\$1,347,755	\$1,163,671

* 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** Sold 1 has smaller lot size+7000, porch+500, shed-2500, pool+10000, and spa+2500. Similar beds, baths, living space, age, condition, and proximity.
- Sold 2** Sold 2 has 1 fewer bed+20000, smaller living space+9367, smaller lot size+4000, pool+10000, spa+2500, frpl+1500, porch+500, patio+500, deck-500, and superior condition-50000. Similar baths, age, and proximity.
- Sold 3** Sold 3 has smaller living space+8671, smaller lot size+2000, spa+2500, and porch+500. Similar beds, baths, age, condition, and proximity.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The largest lot on the block offers possibility for in-law/guest unit while still having room for a garden, play area for the children and a nice respite on the patio. Have fun and create memories in this spacious home with a formal living room, separate family room with wood-burning fireplace, a fitness area with indoor spa and wet bar, plus 4 good-size bedrooms. And with a fully fenced backyard, party time at the pool can be everyday. Amenities include: bolt and brace foundation, water filtration system, double pane windows, new interior paint, flooring and ceiling fans/lights throughout, numerous storage areas and sheds, Maytag washer/dryer, AND additional parking space in the driveway. Ideally located in Berryessa, this cul-de-sac property is walking distance to parks, schools, shopping plazas, Light Railway System and Milpitas BART. Also easy access to Fwy 680. Imagine what can be! A diamond in the rough. Claim it!			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/10/2022	\$1,599,999	--	--	Sold	06/09/2022	\$1,280,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,335,000	\$1,335,000
Sales Price	\$1,309,000	\$1,309,000
30 Day Price	\$1,268,000	--
Comments Regarding Pricing Strategy		
Since subject requires no repair, listing it as-is will save the pre-marketing time and limit total amount of capital invested. There's a shortage of comparables with similar living space within immediate area so expansion of GLA, lot size, value variance, and search distance is necessary.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 2448 Old Ridge Court
San Jose, CA 95132



Front

L2 3237 Cropley Avenue
San Jose, CA 95132



Front

L3 1404 N Capitol Avenue
San Jose, CA 95132



Front

Sales Photos

S1 1952 Camargo Drive
San Jose, CA 95132



Front

S2 1917 Morrill Avenue
San Jose, CA 95132



Front

S3 3288 Landess Ave
San Jose, CA 95132



Front

ClearMaps Addendum

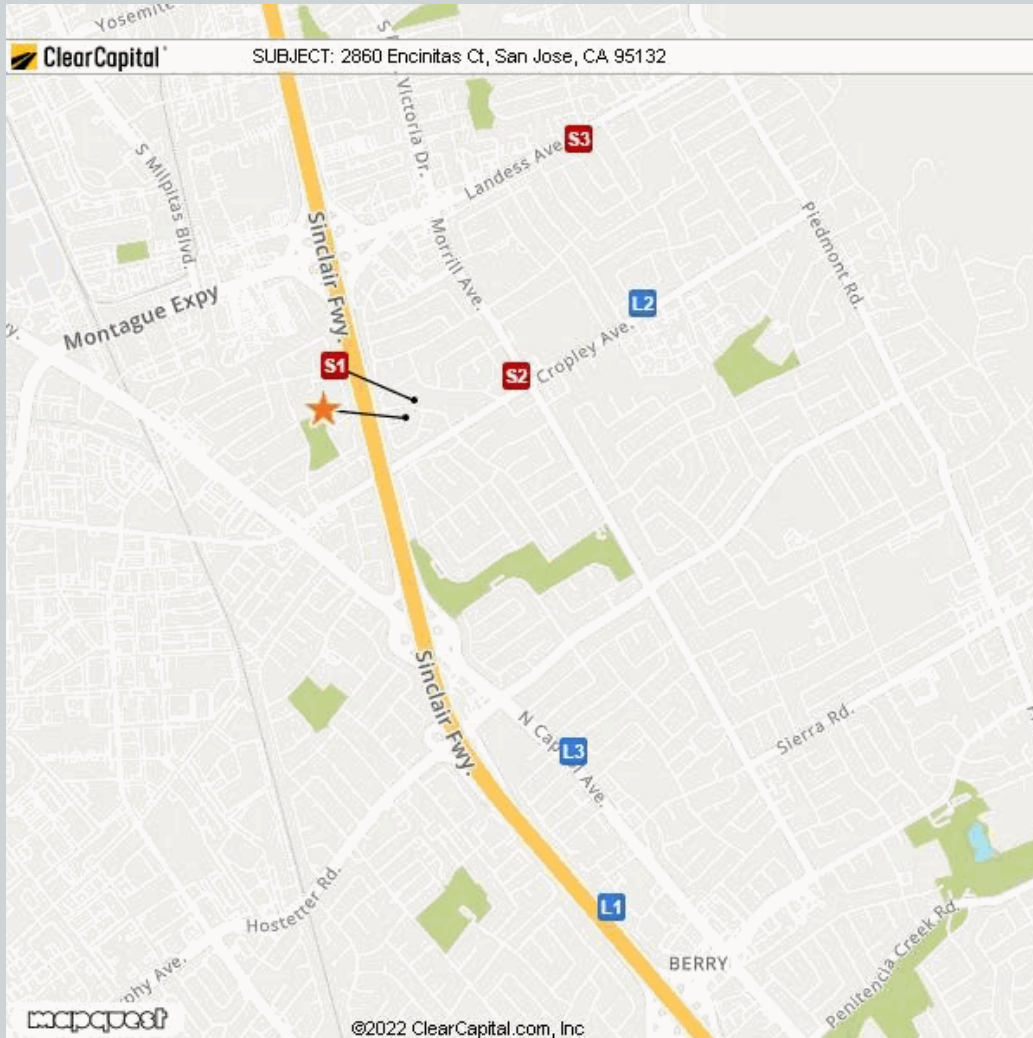
Address ★ 2860 Encinitas Court, San Jose, CA 95132

Loan Number 50202

Suggested List \$1,335,000

Suggested Repaired \$1,335,000

Sale \$1,309,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2860 Encinitas Court, San Jose, CA 95132	--	Parcel Match
L1 Listing 1	2448 Old Ridge Court, San Jose, CA 95132	1.45 Miles ¹	Parcel Match
L2 Listing 2	3237 Cropley Avenue, San Jose, CA 95132	0.72 Miles ¹	Parcel Match
L3 Listing 3	1404 N Capitol Avenue, San Jose, CA 95132	1.02 Miles ¹	Parcel Match
S1 Sold 1	1952 Camargo Drive, San Jose, CA 95132	0.05 Miles ¹	Parcel Match
S2 Sold 2	1917 Morrill Avenue, San Jose, CA 95132	0.32 Miles ¹	Parcel Match
S3 Sold 3	3288 Landess Ave, San Jose, CA 95132	0.89 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	Sirima Chantalakwong	Company/Brokerage	Insync Realty, Inc.
License No	01460948	Address	1281 Laveille Court San Jose CA 95131
License Expiration	06/15/2026	License State	CA
Phone	4084393525	Email	winwininvesting@gmail.com
Broker Distance to Subject	1.82 miles	Date Signed	12/21/2022

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.