

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	5898 Agee Street, San Diego, CA 92122	Order ID	8559931	Property ID	33755228
Inspection Date	12/21/2022	Date of Report	12/21/2022		
Loan Number	50360	APN	3484101600		
Borrower Name	Redwood Holdings LLC	County	San Diego		

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 Subject is one story home with an attached garage Subject looks in average shape with no major issues or deferred maintenance NO VISIBLE ADDRESS,TOOK NEXT DOOR'S ADDRESS
R. E. Taxes	\$2,644	
Assessed Value	\$214,646	
Zoning Classification	Residential R-1:SINGLE FAM-RES	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(doors and window locked)	
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 Subject is located in an area of similar age and size homes that are in average to good shape Reo and short sales make up 1% of the market. High investor flip area Schools and stores are within one mile of the subject
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$950,000 High: \$1,850,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5898 Agee Street	7405 Bovet Way	6982 Enders Ave	5859 Cozzens Street
City, State	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
Zip Code	92122	92122	92122	92122
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.13 ¹	0.96 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,200,000	\$1,329,000	\$1,499,000
List Price \$	--	\$1,175,000	\$1,329,000	\$1,439,000
Original List Date		11/10/2022	12/01/2022	11/15/2022
DOM · Cumulative DOM	-- · --	41 · 41	20 · 20	36 · 36
Age (# of years)	53	52	52	53
Condition	Average	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	Neutral ; Residential
Style/Design	1 Story TRAD	1 Story TRAD	1 Story TRAD	2 Stories TRAD
# Units	1	1	1	1
Living Sq. Feet	1,547	1,354	1,680	1,893
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	5 · 3
Total Room #	8	6	8	9
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	--	Pool - Yes
Lot Size	0.19 acres	.15 acres	.16 acres	.15 acres
Other	--	--	--	--

* 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** Situated on a large corner lot with a courtyard entrance & a sparkling pool/spa with fresh new landscaping! The beautifully updated kitchen features new granite counters, new Range, new Sink & Faucets & newer Frig. The cozy living area has a wood burning fireplace, built in cabinetry & French doors
- Listing 2** Super nice kitchen featuring bar with lights for all your entertaining needs. Kitchen opens to a lovely patio for out door dining and great flow. Flexible floor plan with 1 bedrooms 1 bath downstairs and a Family room. 3 bedrooms 1 bath upstairs. The down stairs bedroom opens to the backyard
- Listing 3** exposed beams in LR & FR, grand double-height vaulted ceilings in entryway are sure to impress. Full-length windows climb to 2nd story. Flooded w natural light. Fully updated kitchen w/ SS appliances, white quartz counters, grey cabinets, & recessed ceiling w/ canned lighting. Large windows provide an open & inviting feel

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5898 Agee Street	4381 Huggins St	5858 Scripps St	6015 Scripps Street
City, State	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
Zip Code	92122	92122	92122	92122
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.84 ¹	0.90 ¹	0.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,195,000	\$1,295,000	\$1,495,000
List Price \$	--	\$1,195,000	\$1,250,000	\$1,395,000
Sale Price \$	--	\$1,185,000	\$1,225,000	\$1,250,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/20/2022	11/10/2022	09/27/2022
DOM · Cumulative DOM	-- · --	8 · 35	33 · 49	38 · 74
Age (# of years)	53	50	60	60
Condition	Average	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 TRAD	1 Story TRAD	1 Story TRAD	1 Story TRAD
# Units	1	1	1	1
Living Sq. Feet	1,547	1,548	1,554	1,500
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	8	8	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	0.19 acres	.15 acres	.15 acres	.15 acres
Other	--	--	--	solar owned
Net Adjustment	--	\$0	-\$50,000	-\$70,000
Adjusted Price	--	\$1,185,000	\$1,175,000	\$1,180,000

* 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** 4 bedrooms, 2 bathrooms, 1548 sq ft on a 6800 sqft lot, spacious living room with cozy fireplace, separate dining room, kitchen has granite counters. Wood laminate in living & dining rooms, tile flooring in kitchen and carpeting in the bedrooms. Crown molding. Dual Pane windows.
- Sold 2** This light & bright 4 bedroom/ 2 bath home has been freshly painted, new carpets in bedrooms, double-pane windows throughout and upgraded kitchen with white cabinets, center island and skylite -50K CONDITION
- Sold 3** I kitchen with cherry cabinets, granite counters, stainless steel appliances with gas cooking. Brand new interior and exterior paint. Abundant natural lighting throughout. Wood laminate flooring. Stunning front door. Remodeled bathrooms. Dual pane windows. Plantation shutters. Crown Molding. Home has solaR-50K CONDITION -20 K SOLAR

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	2						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	06/16/2022	\$1,210,000	Tax Records
--	--	--	--	Sold	06/16/2022	\$1,210,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,185,000	\$1,185,000
Sales Price	\$1,185,000	\$1,185,000
30 Day Price	\$1,180,000	--
Comments Regarding Pricing Strategy		
Searched for homes with 1200-1800 sqft listed and sold within 12 months and 1 mile Unable to stay within five years of the subject as area has various ages Based value on sold 1 as it has the lowest net adjustment		

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 7405 BOVET WAY
San Diego, CA 92122



Front

L2 6982 Enders Ave
San Diego, CA 92122



Front

L3 5859 Cozzens Street
San Diego, CA 92122



Front

Sales Photos

S1 4381 HUGGINS ST
San Diego, CA 92122



Front

S2 5858 SCRIPPS ST
San Diego, CA 92122



Front

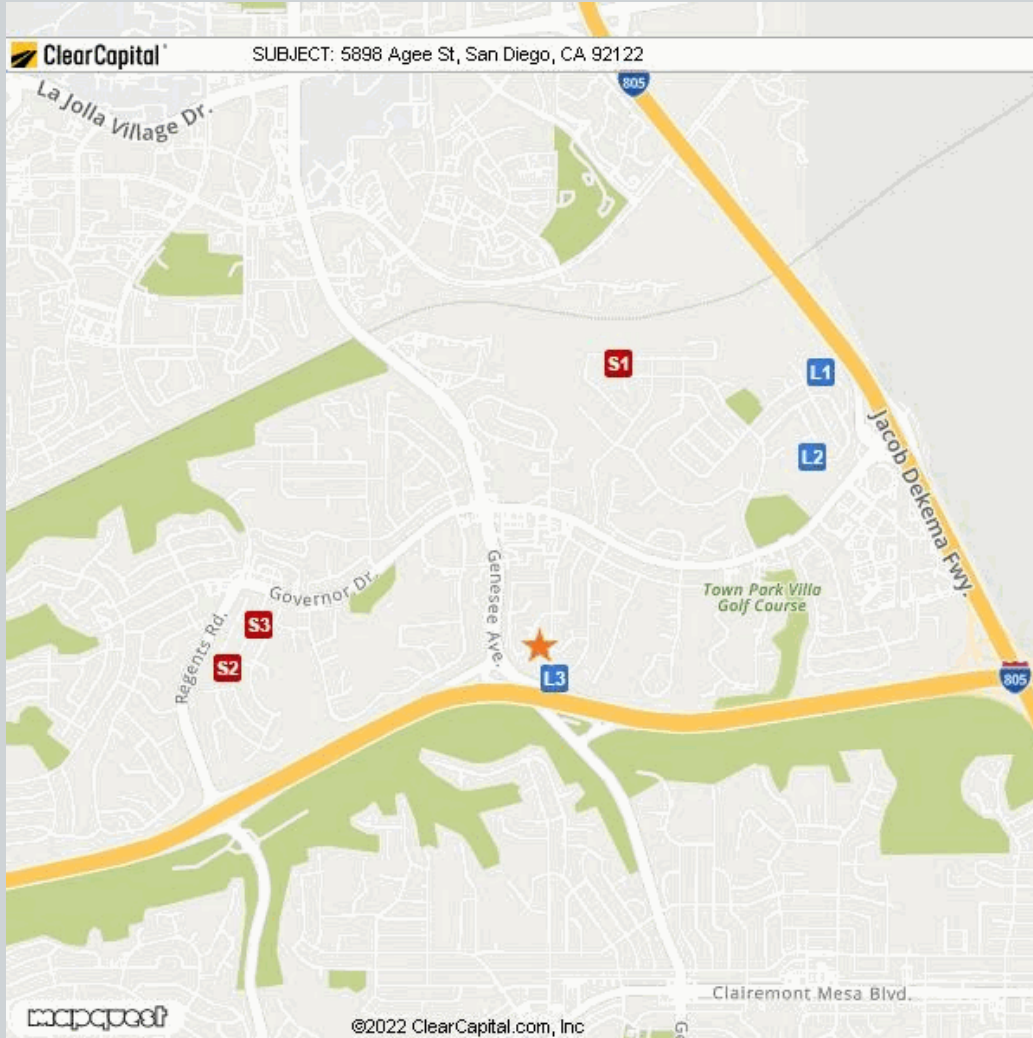
S3 6015 Scripps Street
San Diego, CA 92122



Front

ClearMaps Addendum

Address ★ 5898 Agee Street, San Diego, CA 92122
Loan Number 50360 **Suggested List** \$1,185,000 **Suggested Repaired** \$1,185,000 **Sale** \$1,185,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5898 Agee Street, San Diego, CA 92122	--	Parcel Match
L1 Listing 1	7405 Bovet Way, San Diego, CA 92122	1.13 Miles ¹	Parcel Match
L2 Listing 2	6982 Enders Ave, San Diego, CA 92122	0.96 Miles ¹	Parcel Match
L3 Listing 3	5859 Cozzens Street, San Diego, CA 92122	0.11 Miles ¹	Parcel Match
S1 Sold 1	4381 Huggins St, San Diego, CA 92122	0.84 Miles ¹	Parcel Match
S2 Sold 2	5858 Scripps St, San Diego, CA 92122	0.90 Miles ¹	Parcel Match
S3 Sold 3	6015 Scripps Street, San Diego, CA 92122	0.81 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	Dianne Patterson	Company/Brokerage	Nautlis Real Estate
License No	01705754	Address	9535 Mission gorge road Suite E Santee CA 92071
License Expiration	08/23/2025	License State	CA
Phone	6199943574	Email	dianneandsam@gmail.com
Broker Distance to Subject	12.31 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.