

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	3917 Somerset Drive, Los Angeles, CA 90008	Order ID	8574548	Property ID	33800495
Inspection Date	01/09/2023	Date of Report	01/10/2023		
Loan Number	50560	APN	5045-014-004		
Borrower Name	Redwood Holdings LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	01.06.23 Citi-CS Update	Tracking ID 1	01.06.23 Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Redwood Holdings LLC	Condition Comments	
R. E. Taxes	\$994	Single Family Residential that looked to be in average condition from the exterior. I cannot comment on the interior condition. I have included a full profile with previous Transaction Summary for property. Subject has not been listed in the MLS previously. I have not adjusted for amenities with comps due to having no knowledge of Subject amenities. Amenities indicated for Subject is from public record, which I am not able to confirm.	
Assessed Value	\$61,388		
Zoning Classification	LAR1		
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	
Local Economy	Slow	Situated in a residential area and surrounded by various style/size SFR properties. There are 4 zip codes within the 1-mile radius, which I have included from. I went back 6 months, out in distance 1-mile, and even with relaxing age search criteria I was unable to find any comps which fit all requirements. Within 1-mile and back 6 months I found 39 comps. With the 39 listing/sales in the 1-mile radius with varied ages, bed/bath count, style, lot size, condition, amenities and 30% (+/-) GLA of Subject, with 2 Short sales, 1 REO sale, 2 Probate sales and 34 Standard sales.	
Sales Prices in this Neighborhood	Low: \$675,000 High: \$1,725,000		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3917 Somerset Drive	3846 Westside Ave	3734 Chesapeake Ave	3545 Hillcrest Dr
City, State	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA
Zip Code	90008	90008	90016	90016
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	0.46 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$950,000	\$875,000	\$899,000
List Price \$	--	\$850,000	\$875,000	\$899,000
Original List Date		06/28/2022	11/01/2022	12/23/2022
DOM · Cumulative DOM	-- · --	157 · 196	19 · 70	4 · 18
Age (# of years)	81	82	79	79
Condition	Average	Average	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 Traditional	1 Story Traditional	1 Story Bungalow	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,256	1,366	1,172	1,012
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 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	0.14 acres	0.14 acres	0.14 acres
Other	Fence, patio, FP	Fence, patio, FP, CA	Fence, patio, FP, wall unit	Fence, patio, FP

* Listing 3 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 Under Contract as of 12/15/2022. Living room with fireplace. Newer HVAC. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.

Listing 2 Pending status as of 12/31/2022. No interior photos. Living room with fireplace. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.

Listing 3 Pending status as of 12/29/2022. Needs TLC. Living room with fireplace. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3917 Somerset Drive	3830 Edgehill Dr	3933 Mcclung Dr	3767 S Victoria Ave
City, State	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA
Zip Code	90008	90008	90008	90016
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.27 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$850,000	\$879,000	\$1,015,000
List Price \$	--	\$850,000	\$879,000	\$910,000
Sale Price \$	--	\$900,000	\$905,000	\$870,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/12/2022	08/12/2022	10/13/2022
DOM · Cumulative DOM	-- · --	1 · 117	14 · 36	53 · 79
Age (# of years)	81	82	82	82
Condition	Average	Average	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 Traditional	1 Story Traditional	1 Story Spanish	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,256	1,275	1,253	1,325
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 2	2 · 2
Total Room #	5	4	4	4
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 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	0.13 acres	0.12 acres	0.14 acres
Other	Fence, patio, FP	Fence, patio, FP	Fence, patio, FP	Fence, patio, FP, CA
Net Adjustment	--	-\$806	-\$17,714	-\$26,710
Adjusted Price	--	\$899,194	\$887,286	\$843,290

* 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** Needs TLC. Living room with fireplace. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to. Adjustments are: +\$400 age, -\$1900 GLA, +\$694 lot.
- Sold 2** Needs updating. Living room with decorative fireplace. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to. Adjustments are: +\$400 age, -\$20000 bath, +\$300 GLA, +\$1586 lot.
- Sold 3** No interior photos. Solar panels on roof. Living room with fireplace. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to. Adjustments are: +\$400 age, -\$20000 bath, -\$6900 GLA, -\$210 lot.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed in the MLS previously. There is a public record sale for \$25000 on 03/11/1968. I was not able to locate any recent listing/sales in the MLS or public record.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$899,000	\$899,000
Sales Price	\$895,000	\$895,000
30 Day Price	\$890,000	--
Comments Regarding Pricing Strategy		
<p>I have not adjusted for amenities with comps due to having no knowledge of Subject amenities. Amenities indicated for Subject is from public record, which I am not able to confirm. Market is volatile with the situation that is impacting the country and interest rates. I am not able to confirm the market impact in the near future. In the past 6 months market has risen and then declined. Currently it is on the decline with minimal inventory in the immediate area. With pricing being mainly based on sold comps the amount I have indicated is in my opinion the most accurate price for Subject, in current market. Adjustments are as follows: \$400.00 per year for age, \$2.00 lot size, \$100.00 GLA, \$20000.00 full bath.</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



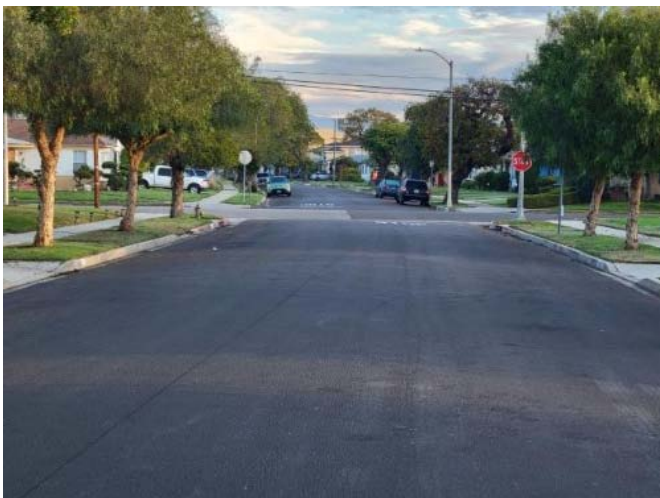
Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 3846 Westside AVE
Los Angeles, CA 90008



Front

L2 3734 Chesapeake Ave
Los Angeles, CA 90016



Front

L3 3545 Hillcrest DR
Los Angeles, CA 90016



Front

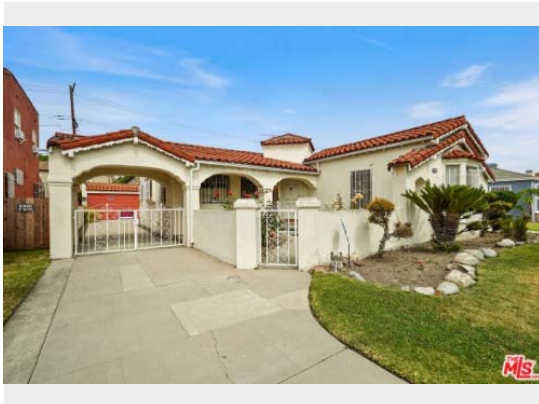
Sales Photos

S1 3830 Edgehill DR
Los Angeles, CA 90008



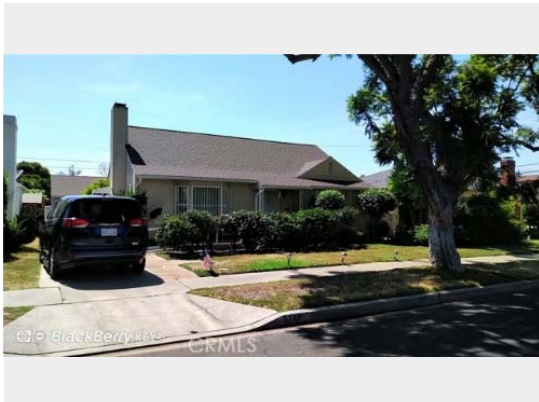
Front

S2 3933 MCCLUNG DR
Los Angeles, CA 90008



Front

S3 3767 S Victoria AVE
Los Angeles, CA 90016



Front

ClearMaps Addendum

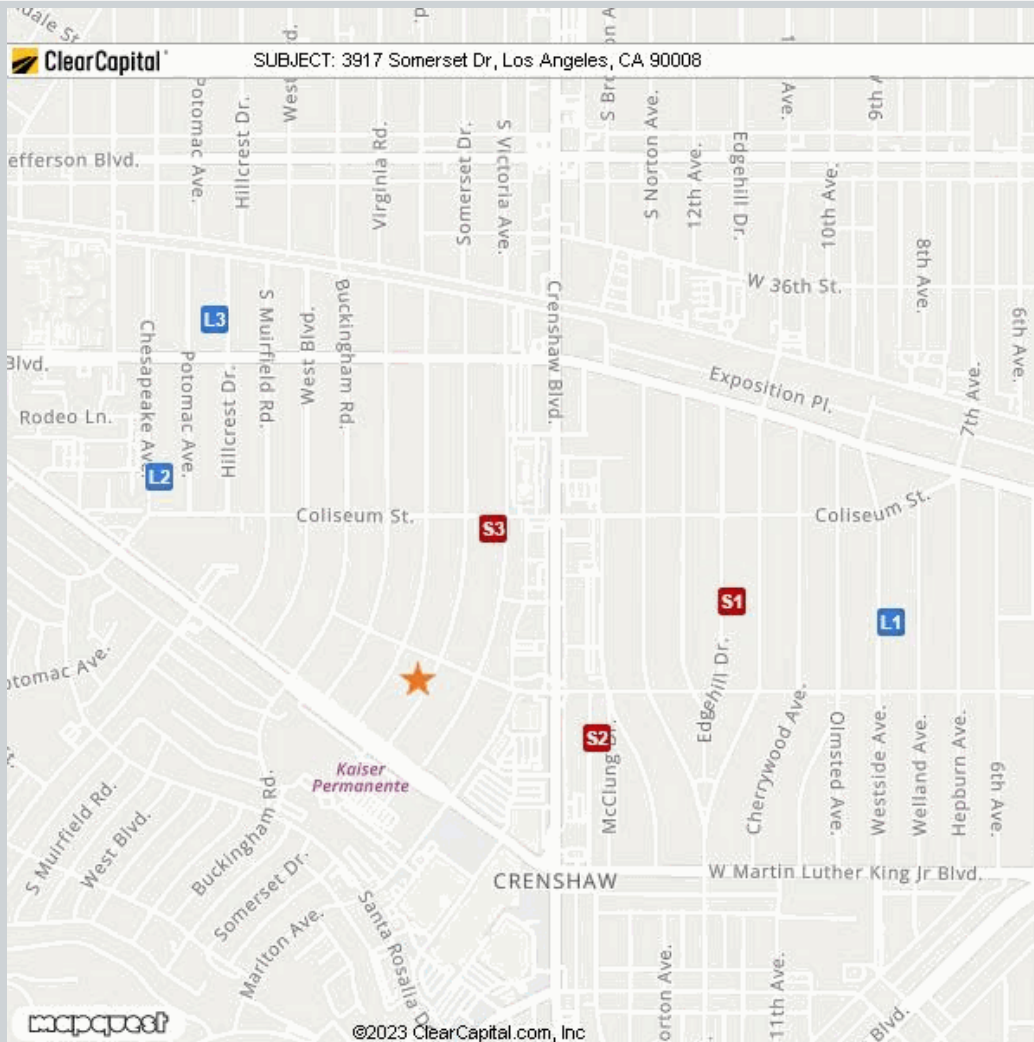
Address ★ 3917 Somerset Drive, Los Angeles, CA 90008

Loan Number 50560

Suggested List \$899,000

Suggested Repaired \$899,000

Sale \$895,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3917 Somerset Drive, Los Angeles, CA 90008	--	Parcel Match
L1 Listing 1	3846 Westside Ave, Los Angeles, CA 90008	0.68 Miles ¹	Parcel Match
L2 Listing 2	3734 Chesapeake Ave, Los Angeles, CA 90016	0.46 Miles ¹	Parcel Match
L3 Listing 3	3545 Hillcrest Dr, Los Angeles, CA 90016	0.59 Miles ¹	Parcel Match
S1 Sold 1	3830 Edgehill Dr, Los Angeles, CA 90008	0.46 Miles ¹	Parcel Match
S2 Sold 2	3933 McClung Dr, Los Angeles, CA 90008	0.27 Miles ¹	Parcel Match
S3 Sold 3	3767 S Victoria Ave, Los Angeles, CA 90016	0.24 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	Hilda Ambarsoom	Company/Brokerage	Premier Agent Network
License No	01185791	Address	336 N. Louise St. GLENDALE CA 91206
License Expiration	08/10/2026	License State	CA
Phone	8189199987	Email	HAmbarsoom@gmail.com
Broker Distance to Subject	10.64 miles	Date Signed	01/10/2023

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.