

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	5253 Countryside Drive, San Diego, CA 92115	Order ID	8644873	Property ID	33975201
Inspection Date	03/09/2023	Date of Report	03/10/2023		
Loan Number	51061	APN	4660210600		
Borrower Name	Redwood Holdings LLC	County	San Diego		

Tracking IDs

Order Tracking ID	03.06.23 BPO Citi-CS Update	Tracking ID 1	03.06.23 BPO Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC,	Condition Comments	
R. E. Taxes	\$3,393	I put the subject in good condition because it appears to have been renovated since the previous sale in 9/2022 . The address is worn I provided a street sign for verification. I verified the correct home by other homes, gps and maps.	
Assessed Value	\$283,247		
Zoning Classification	Residential R-1:SINGLE FAM-RES		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (appears to be secure)		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Stable	Area appeals are walking distance to schools and parks, easy access to multiple major roadways. REO activity is low and no boarded up homes in the area	
Sales Prices in this Neighborhood	Low: \$414200 High: \$2,850,000		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5253 Countryside Drive	5220 Le Barron Rd	4561 El Cerrito Dr	4885 Elsa Rd
City, State	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
Zip Code	92115	92115	92115	92120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	0.89 ¹	1.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,849,999	\$1,320,000	\$1,150,000
List Price \$	--	\$1,849,999	\$1,320,000	\$1,150,000
Original List Date		01/27/2023	02/15/2023	02/08/2023
DOM · Cumulative DOM	-- · --	42 · 42	23 · 23	30 · 30
Age (# of years)	58	49	93	28
Condition	Good	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	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,767	2,744	2,311	2,265
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 3 · 1	5 · 2 · 1	4 · 3
Total Room #	10	9	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.27 acres	1.25 acres	0.14 acres	.15 acres
Other	none	none	none	none

* Listing 1 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 This home is similar to the subject in condition bathrooms garages and gla superior in lot size

Listing 2 This home is similar to the subject in style bedrooms inferior in gla number of bathrooms and garages and lot size

Listing 3 This home is similar to the subject in location style garages inferior in gla bathrooms and lot size

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5253 Countryside Drive	4681 50th St	5357 Redding Rd	5451 Redding Rd
City, State	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
Zip Code	92115	92115	92115	92115
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	0.38 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,349,000	\$1,650,000	\$1,400,000
List Price \$	--	\$1,349,000	\$1,650,000	\$1,400,000
Sale Price \$	--	\$1,370,000	\$1,548,000	\$1,225,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	04/15/2022	12/30/2022	12/22/2022
DOM · Cumulative DOM	-- · --	4 · 36	39 · 56	36 · 79
Age (# of years)	58	90	68	65
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	2 Stories Traditional	1 Story ranch	2 Stories Traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,767	2,100	2,935	2,674
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 3	8 · 4	4 · 3 · 1
Total Room #	10	8	13	9
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.27 acres	.17 acres	.17 acres	.50 acres
Other	none	none	none	none
Net Adjustment	--	+\$102,690	-\$66,760	+\$85,000
Adjusted Price	--	\$1,472,690	\$1,481,240	\$1,310,000

* Sold 2 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** Due to a limited supply of upgraded homes I was forced to go past 6 months this home is simialr in locatin and condition inferior in age 16000 beds 20000 baths 5000 garages 10000 gla 46690 lot 5000
- Sold 2** this home is similar to the subject in location condition brackets the subjects gla and beds I adjusted for beds -60000 baths - 5000 gla -11760 lot 5000 age 5000
- Sold 3** this home is similar in age style bathrooms gla garages and brackets the subjects lot size. I adjusted for beds 20000 condition 75000 and lot -10000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				sold in 9/22			
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
08/22/2022	\$999,000	--	--	Sold	09/07/2022	\$1,000,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,482,000	\$1,482,000
Sales Price	\$1,481,000	\$1,481,000
30 Day Price	\$1,450,000	--
Comments Regarding Pricing Strategy		
<p>Sold 2 held the most weight because it has the least amount of adjustments and is most similar to the subject. I was forced to use a wide value and gla and age range due to a limited supply. all 3 of the suggested comps are over 6 months old and I already used 1 dated comp and all the suggest comps are not updated I believe I used the best possible comps</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value variance is due to more recent comps supporting a higher value in the current market for the subject. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Street

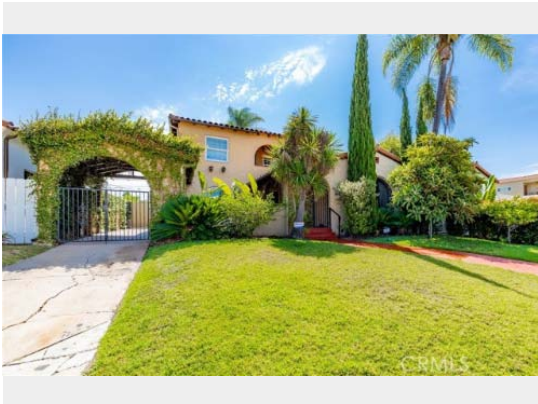
Listing Photos

L1 5220 Le Barron Rd
San Diego, CA 92115



Front

L2 4561 El Cerrito Dr
San Diego, CA 92115



Front

L3 4885 Elsa Rd
San Diego, CA 92120



Front

Sales Photos

S1 4681 50th St
San Diego, CA 92115



Front

S2 5357 Redding Rd
San Diego, CA 92115



Front

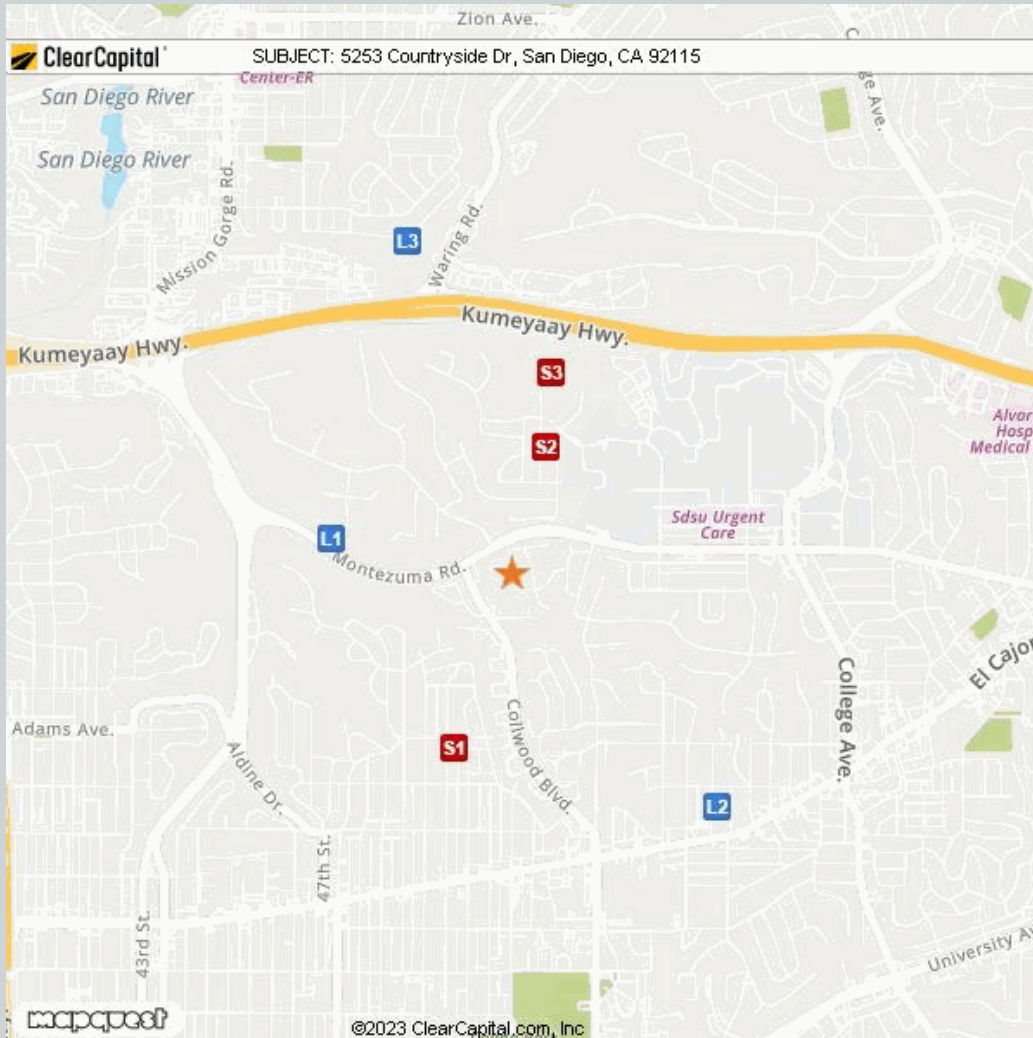
S3 5451 Redding Rd
San Diego, CA 92115



Front

ClearMaps Addendum

Address ★ 5253 Countryside Drive, San Diego, CA 92115
Loan Number 51061 **Suggested List** \$1,482,000 **Suggested Repaired** \$1,482,000 **Sale** \$1,481,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5253 Countryside Drive, San Diego, CA 92115	--	Parcel Match
L1 Listing 1	5220 Le Barron Rd, San Diego, CA 92115	0.53 Miles ¹	Parcel Match
L2 Listing 2	4561 El Cerrito Dr, San Diego, CA 92115	0.89 Miles ¹	Parcel Match
L3 Listing 3	4885 Elsa Rd, San Diego, CA 92120	1.00 Miles ¹	Parcel Match
S1 Sold 1	4681 50th St, San Diego, CA 92115	0.53 Miles ¹	Parcel Match
S2 Sold 2	5357 Redding Rd, San Diego, CA 92115	0.38 Miles ¹	Parcel Match
S3 Sold 3	5451 Redding Rd, San Diego, CA 92115	0.59 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	Jacquelyn Marie Larson	Company/Brokerage	Elite REO Services
License No	01407829	Address	13404 Chaco Ct San Diego CA 92129
License Expiration	03/12/2026	License State	CA
Phone	7605855437	Email	jacqui.larson@elitereo.com
Broker Distance to Subject	13.77 miles	Date Signed	03/10/2023

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.