

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	355 E Linwood Avenue, Turlock, CA 95380	Order ID	8458769	Property ID	33409997
Inspection Date	10/05/2022	Date of Report	10/05/2022		
Loan Number	51281	APN	043-053-015-000		
Borrower Name	Redwood Holdings LLC	County	Stanislaus		

Tracking IDs					
Order Tracking ID	10.05.22 BPO	Tracking ID 1	10.05.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Leobardo Vieyra	Subject appears to be in average condition, based on other homes in immediate area. Property profile shows this home has 3 bedrooms and 2 baths. Family room with fireplace. Two car attached garage. White fence across front of subject. If I were to list this home, I would sale it in "As Is" condition. Subject is not located in a Flood Zone or any other Disaster area.
R. E. Taxes	\$3,365	
Assessed Value	\$326,500	
Zoning Classification	R1	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Homes that are in immediate area of subject also appears to be in well maintained. These homes are close to schools, park and some shopping. Also close to the 99 freeway which runs North & South thru California.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$325,000 High: \$430,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	355 E Linwood Avenue	555 Birchwood Way	1650 Wagner Dr	1016 Parnell Ave
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95380	95380	95380	95380
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.24 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$370,000	\$419,900	\$389,000
List Price \$	--	\$370,000	\$384,900	\$389,000
Original List Date		08/31/2022	08/01/2022	09/28/2022
DOM · Cumulative DOM	-- · --	27 · 35	43 · 65	1 · 7
Age (# of years)	43	38	38	52
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,166	1,161	1,188	1,044
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	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	.14 acres	.15 acres	.17 acres	.19 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.

Current Listings - Cont.

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

- Listing 1** What a great opportunity to own a turnkey 3 bed 2 bath home, with just under 1,200 square feet of living space. This home features newer cabinets, upgraded flooring, and a newer roof. The spacious backyard includes a covered patio and an open space to entertain the largest of family gatherings. Don't miss out on this chance to own this wonderful move in ready home with easy access to the freeway.
- Listing 2** Easy Freeway access to Highway 99 Turn-key Ready, this perfect starter home features hardwood floors throughout. Large living area perfect for the family. the garage was converted to a 4th bedroom. newer stove and newer roof. with plenty of space in the backyard for entertainment. A MUST SEE!!! Went pending
- Listing 3** Bring the whole family!! 3 total units! This renovated 3 bed, 2 bath home also feature 2 additional living quarters on the property. Perfect for parents or children to have their own privacy! Main house features a 3 bed, 2 bath home with new flooring, paint, carpet, new vanities in the bathrooms, and a newer HVAC unit. The other two living spaces are 1 bed, 1 bath and have been freshly painted. This property would be an excellent rental or a great place for several generations of family! Went pending 9/29/2022

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	355 E Linwood Avenue	140 Ironwood Dr	610 E Linwood Ave	1199 Bethany Ave
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95380	95380	95380	95380
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.19 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$369,000	\$379,950
List Price \$	--	\$325,000	\$369,000	\$349,950
Sale Price \$	--	\$325,000	\$350,000	\$345,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	07/15/2022	09/23/2022	10/05/2022
DOM · Cumulative DOM	-- · --	4 · 29	28 · 44	31 · 79
Age (# of years)	43	43	39	41
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,166	1,104	1,110	1,420
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	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	.14 acres	.22 acres	.14 acres	.12 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	-\$10,160
Adjusted Price	--	\$325,000	\$350,000	\$334,840

* 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** The perfect investment in your future. This quaint home is the heart of Turlock and ready for a new owner. 3 bed/2 bath home with a huge over-sized lot close to everything. Laminate flooring, Carpet, semi open floor plan and room to expand. The open area in the back yard is perfect for a pool or entertainment area or an addition. This is a must see and a great price!
- Sold 2** This charming single story home is waiting for you to call it home. It features plenty of space to store your RV, trailer, boats, toys or whatever you desire. The living room is open and inviting and has a cozy fireplace. The kitchen has been updated and has plenty of cabinet space. Venture down the hallway to the 3 bedrooms, one of which is the spacious master suite. Get ready to be Turlock's newest homeowner!
- Sold 3** Welcome to 1199 Bethany Avenue in Turlock! Conveniently located to nearby Downtown Turlock and the 99 hwy, this home is the perfect starter home or income producing property. Featuring 3 bedrooms (in which two of them are oversized), and 2 bathrooms, this property is one requiring very little work to turn into turn key ready. Don't miss out on the opportunity to make this home your very own!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Per Property profile shows subject last sold 9/30/2022			
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
07/28/2022	\$325,000	09/12/2022	\$315,000	Sold	09/30/2022	\$276,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$340,000	\$340,000
Sales Price	\$335,000	\$335,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
<p>Turlock has a population of around 74,820 as per last posted census. The housing shortage has now reached about 7 years. Home prices continue to raise. This is going to make it harder for some buyers to qualify for loan. Always difficult when trying to bracket smaller square footage homes. Especially when trying to find active/pending sales. With that being said, I sometimes have to expand search area and subject criteria to find enough comps for order. Some homes stay on the market longer, especially in smaller communities. Interest rates raising. When dealing with large square footage homes, it is sometimes hard to find comps. It is harder for some potential buyers to qualify for loan. Our economy is getting stronger, now that Covid-19 is better controlled, with most people being vaccinated. Unemployment going down here in Stanislaus County. New homes are starting to be built in some areas of Stanislaus County. With the rising interest rates and now everything is going up, such as gas, groceries and along with everything else you can think of. With all this going on, homes sales are slowing down due to many potential buyers not able to purchase homes. This leading to homes staying on the market longer and some home prices dropping. Not sure why subject sold at such a low price. With that being said, I am attaching MLS sheet where it sold 9/30/2022 for only \$276,000. When doing these reports, I am always trying to find comps that are within a one mile radius of subject. Comps that are within 20 percent of subject square footage and lot size. Also that are similar to subjects bedrooms and baths and other criteria of subject. Comps that are also within 10 years of subject age. All sold comps are considered in determining a suggested market price.</p>		

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



Street



Other

Listing Photos

L1 555 Birchwood Way
Turlock, CA 95380



Front

L2 1650 Wagner Dr
Turlock, CA 95380



Front

L3 1016 Parnell Ave
Turlock, CA 95380



Front

Sales Photos

S1 140 Ironwood Dr
Turlock, CA 95380



Front

S2 610 E Linwood aVe
Turlock, CA 95380



Front

S3 1199 Bethany Ave
Turlock, CA 95380



Front

ClearMaps Addendum

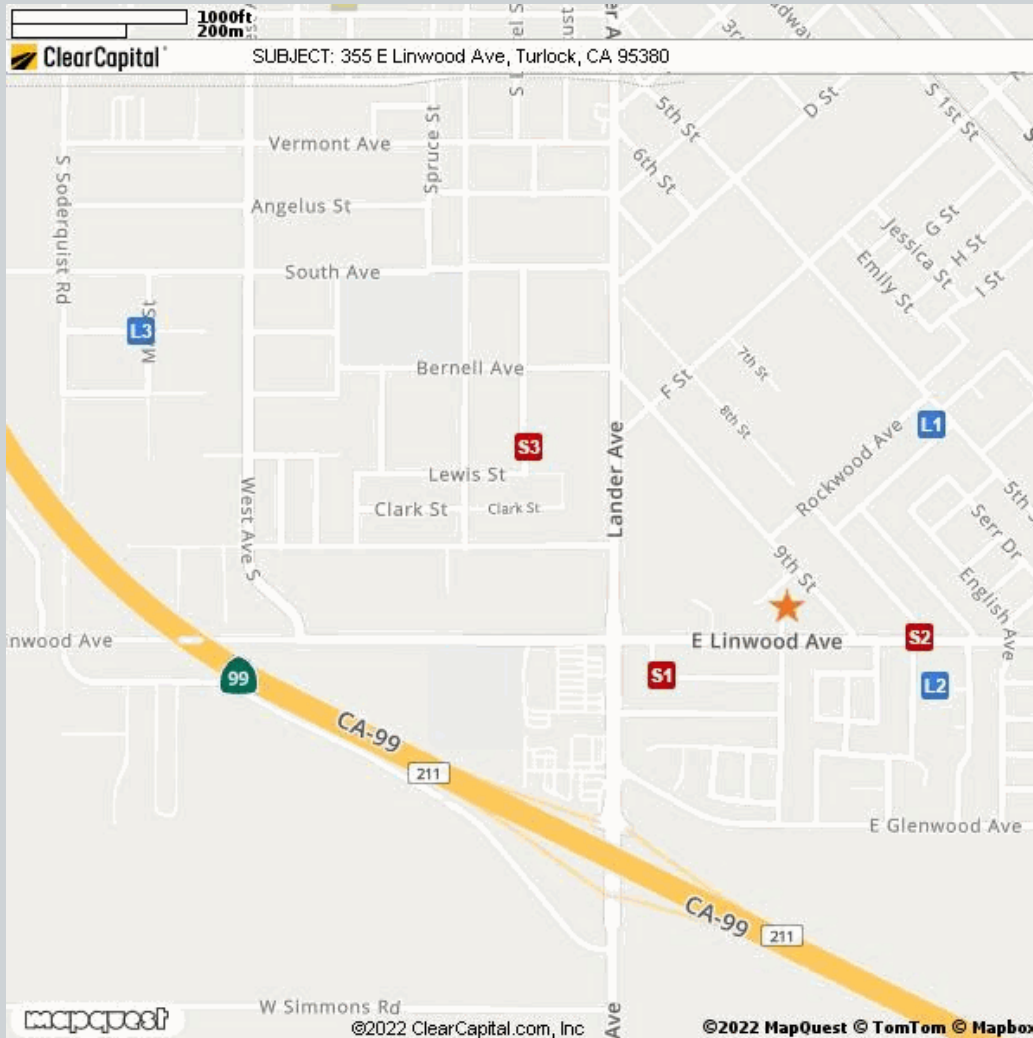
Address ★ 355 E Linwood Avenue, Turlock, CA 95380

Loan Number 51281

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	355 E Linwood Avenue, Turlock, CA 95380	--	Parcel Match
L1 Listing 1	555 Birchwood Way, Turlock, CA 95380	0.33 Miles ¹	Parcel Match
L2 Listing 2	1650 Wagner Dr, Turlock, CA 95380	0.24 Miles ¹	Parcel Match
L3 Listing 3	1016 Parnell Ave, Turlock, CA 95380	0.95 Miles ¹	Parcel Match
S1 Sold 1	140 Ironwood Dr, Turlock, CA 95380	0.18 Miles ¹	Parcel Match
S2 Sold 2	610 E Linwood Ave, Turlock, CA 95380	0.19 Miles ¹	Parcel Match
S3 Sold 3	1199 Bethany Ave, Turlock, CA 95380	0.41 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	Larry Eppers	Company/Brokerage	Century 21 Select Real Estate
License No	00954702	Address	2645 Oppelt Way Turlock CA 95380
License Expiration	03/15/2023	License State	CA
Phone	2094803951	Email	leppersw@gmail.com
Broker Distance to Subject	1.80 miles	Date Signed	10/05/2022

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.