

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	17109 Burton Street, Van Nuys, CA 91406	Order ID	8682099	Property ID	34070240
Inspection Date	04/04/2023	Date of Report	04/04/2023		
Loan Number	51434	APN	2204-002-004		
Borrower Name	Redwood Holdings LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	04.03.23 BPO Citi-CS Update Request	Tracking ID 1	04.03.23 BPO Citi-CS Update Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Redwood Holdings LLC	Condition Comments	
R. E. Taxes	\$2,776	Subject property appears to be in good condition based on exterior observations at the time of inspection. Located in a residential neighborhood and conforms to the age and type of home prevalent throughout.	
Assessed Value	\$215,199		
Zoning Classification	LAR1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (On Keybox)		
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	Subject property location puts a wealth of recreation spots at your fingertips, including Van Nuys Airport, CSUN, Target, Ralphs, Sepulveda Basin, Lake Balboa, golf courses, biking paths, Japanese gardens and more. Quick access to the 405 and 101 help with your commute time, plus you'll be close to numerous shopping, dining, and entertainment destinations.	
Sales Prices in this Neighborhood	Low: \$625,000 High: \$1,225,000		
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	17109 Burton Street	7737 Yarmouth Ave	7512 Balboa Blvd	7725 Aldea Avenue
City, State	Van Nuys, CA	Reseda, CA	Van Nuys, CA	Van Nuys, CA
Zip Code	91406	91335	91406	91406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.02 ¹	0.98 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$850,000	\$900,000	\$1,025,000
List Price \$	--	\$875,000	\$900,000	\$990,000
Original List Date		03/16/2023	03/16/2023	02/20/2023
DOM · Cumulative DOM	-- · --	19 · 19	19 · 19	40 · 43
Age (# of years)	70	70	75	72
Condition	Good	Good	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,430	1,230	1,500	1,568
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Detached 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 Spa - Yes
Lot Size	0.17 acres	0.14 acres	0.14 acres	0.18 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.

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

Listing 1 List #1 is inferior in GLA and inferior in lot size. Comp has the same bed and bath count as the subject property.

Listing 2 List #2 is equal in GLA and inferior in lot size. Comp has the same bed and bath count as the subject property.

Listing 3 List #3 is superior in GLA and equal in lot size. Comp has the same bed and bath count as the subject property.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	17109 Burton Street	16921 Lanark Street	7915 Amestoy Avenue	17201 Willard St
City, State	Van Nuys, CA	Van Nuys, CA	Van Nuys, CA	Van Nuys, CA
Zip Code	91406	91406	91406	91406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.43 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$800,000	\$849,000	\$899,900
List Price \$	--	\$800,000	\$849,000	\$899,900
Sale Price \$	--	\$810,000	\$875,000	\$912,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/09/2023	03/07/2023	11/01/2022
DOM · Cumulative DOM	-- · --	23 · 48	6 · 38	12 · 53
Age (# of years)	70	71	69	65
Condition	Good	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Mid Century Modern
# Units	1	1	1	1
Living Sq. Feet	1,430	1,430	1,635	1,676
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	Pool - Yes	--	--	--
Lot Size	0.17 acres	0.14 acres	0.17 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$76,000	-\$6,000	-\$16,000
Adjusted Price	--	\$886,000	\$869,000	\$896,000

* 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** Sale #1 is equal in GLA and inferior in lot size. Comp has the same bed and bath count as the subject property. Pool inf 20k, Condition inf 50k, Lot inf 6k
- Sold 2** Sale #2 is superior in GLA and equal in lot size. Comp has the same bed and bath count as the subject property. Garage inf 10k, Pool inf 20k, GLA sup -36k
- Sold 3** Sale #3 is superior in GLA and inferior in lot size. Comp has the same bed and bath count as the subject property. GLA sup -43k, Lot inf 7k, Pool inf 20k

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Pinnacle Estate Properties	See below for the subject property listing history.					
Listing Agent Name	Morgan Gomez						
Listing Agent Phone	805-297-0845						
# 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
07/30/2022	\$830,000	02/24/2023	\$899,900	Sold	10/19/2022	\$705,000	MLS
02/24/2023	\$899,900	03/30/2023	\$899,900	Pending/Contract	03/08/2023	\$899,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$895,000	\$895,000
Sales Price	\$895,000	\$895,000
30 Day Price	\$890,000	--
Comments Regarding Pricing Strategy		
Subject property pricing is based on Fair Market Value as the home is not located in an REO/Distressed market area.		

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

Subject Photos



Other



Other



Other

Listing Photos

L1 7737 Yarmouth Ave
Reseda, CA 91335



Front

L2 7512 Balboa Blvd
Van Nuys, CA 91406



Front

Sales Photos

S1 16921 Lanark Street
Van Nuys, CA 91406



Front

S2 7915 Amestoy Avenue
Van Nuys, CA 91406



Front

S3 17201 Willard St
Van Nuys, CA 91406



Front

ClearMaps Addendum

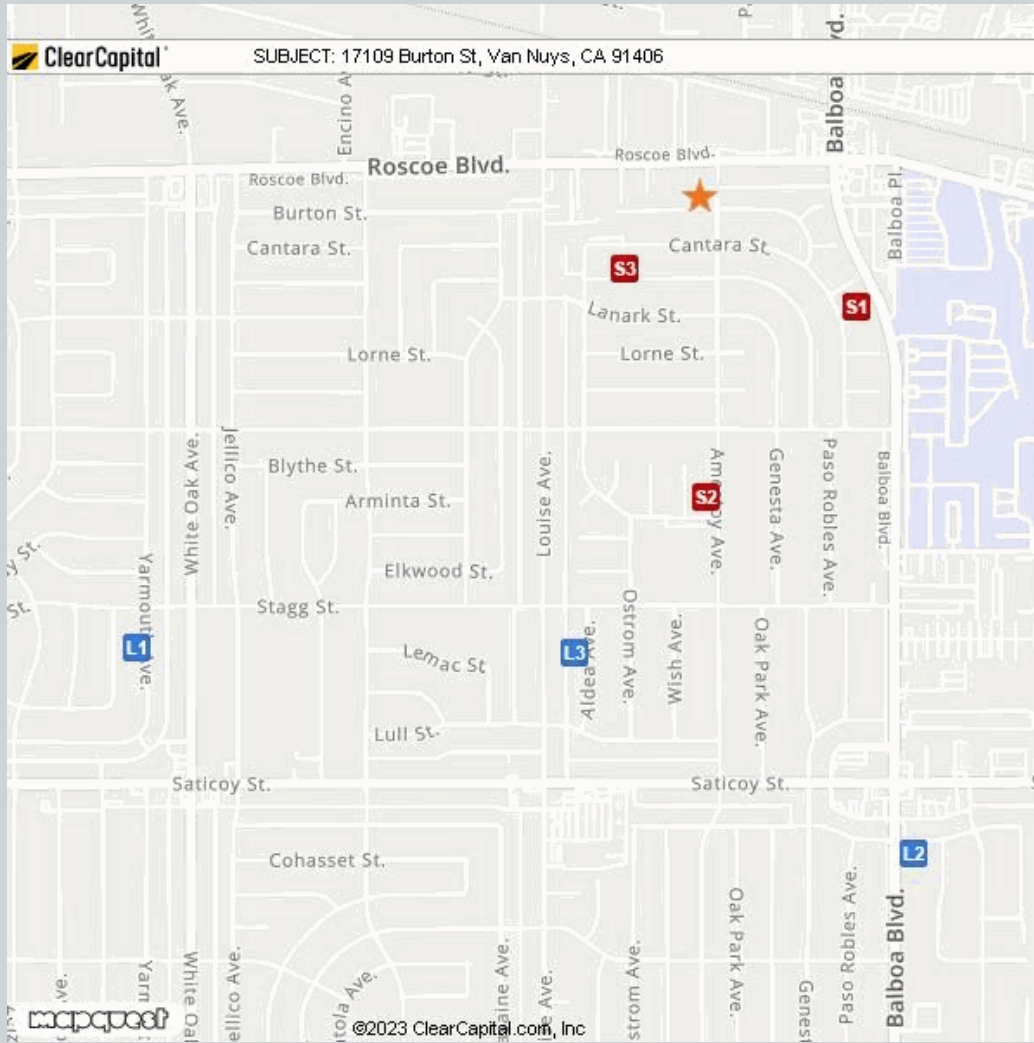
Address ★ 17109 Burton Street, Van Nuys, CA 91406

Loan Number 51434

Suggested List \$895,000

Suggested Repaired \$895,000

Sale \$895,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17109 Burton Street, Van Nuys, CA 91406	--	Parcel Match
L1 Listing 1	7737 Yarmouth Ave, Reseda, CA 91335	1.02 Miles ¹	Parcel Match
L2 Listing 2	7512 Balboa Blvd, Van Nuys, CA 91406	0.98 Miles ¹	Parcel Match
L3 Listing 3	7725 Aldea Avenue, Van Nuys, CA 91406	0.67 Miles ¹	Parcel Match
S1 Sold 1	16921 Lanark Street, Van Nuys, CA 91406	0.27 Miles ¹	Parcel Match
S2 Sold 2	7915 Amestoy Avenue, Van Nuys, CA 91406	0.43 Miles ¹	Parcel Match
S3 Sold 3	17201 Willard St, Van Nuys, CA 91406	0.15 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Erick Rojas	Company/Brokerage	Pinnacle Estate Properties
License No	01432441	Address	25417 Calcutta Pass Lane Santa Clarita CA 91350
License Expiration	05/06/2025	License State	CA
Phone	3234933397	Email	erojasrealtor@aol.com
Broker Distance to Subject	12.48 miles	Date Signed	04/04/2023

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.