

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	555 Locust Street, Walla Walla, WA 99362	Order ID	8917160	Property ID	34568046
Inspection Date	09/11/2023	Date of Report	09/11/2023		
Loan Number	52588	APN	360728530513		
Borrower Name	Redwood Holdings LLC	County	Walla Walla		

Tracking IDs

Order Tracking ID	09.07 Citi-CS Update	Tracking ID 1	09.07 Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC,	Condition Comments Possible work or prep for interior work going on. Older established neighborhood with many homes in similar condition. Needs landscaping, paint, windows and misc repair.
R. E. Taxes	\$3,379	
Assessed Value	\$354,560	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Appears to be regular locks, no sign of security system.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$20,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$20,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Older established neighborhood with a mix of single and converted multi family homes. Close to schools and parks. Most homes in like average condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$245430 High: \$556495	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	555 Locust Street	930 Bonnie Brae	541 Locust	188 Boyer Dr
City, State	Walla Walla, WA	Walla Walla, WA	Walla Walla, WA	Walla Walla, WA
Zip Code	99362	99362	99362	99362
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	0.03 ¹	1.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,900	\$325,000	\$350,000
List Price \$	--	\$399,900	\$315,000	\$350,000
Original List Date		08/25/2023	06/29/2023	07/21/2023
DOM · Cumulative DOM	-- · --	17 · 17	74 · 74	52 · 52
Age (# of years)	109	93	103	73
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	1.5 Stories Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	2,420	2,258	1,988	1,709
Bdrm · Bths · ½ Bths	5 · 1	4 · 2	3 · 1	5 · 1 · 1
Total Room #	6	6	4	7
Garage (Style/Stalls)	None	Detached 1 Car	Carport 1 Car	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	898	144	999	313
Pool/Spa	--	--	--	--
Lot Size	0.137 acres	0.281 acres	0.138 acres	0.193 acres
Other	--	--	--	--

* 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.

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

Listing 1 Similar style home in similar neighborhood, comp does have a detached garage and larger lot making it a bit superior.

Listing 2 Similar style of home right down the street, has had some updating on interior. No adjustments needed.

Listing 3 Most like comp on active market, similar style, setup and neighborhood.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	555 Locust Street	157 Boyer Dr	1029 N. Clinton	1224 E. Sumach
City, State	Walla Walla, WA	Walla Walla, WA	Walla Walla, WA	Walla Walla, WA
Zip Code	99362	99362	99362	99362
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.27 ¹	1.25 ¹	1.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$344,900	\$380,000	\$450,000
List Price \$	--	\$299,000	\$380,000	\$450,000
Sale Price \$	--	\$273,500	\$376,000	\$435,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	09/05/2023	08/18/2023	07/18/2023
DOM · Cumulative DOM	-- · --	38 · 74	32 · 55	51 · 104
Age (# of years)	109	73	85	122
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	1.5 Stories Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	2,420	1,556	1,900	2,772
Bdrm · Bths · ½ Bths	5 · 1	4 · 1 · 1	5 · 1 · 1	4 · 1 · 1
Total Room #	6	7	7	6
Garage (Style/Stalls)	None	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	100%	100%
Basement Sq. Ft.	898	416	884	626
Pool/Spa	--	--	--	--
Lot Size	0.137 acres	0.143 acres	0.138 acres	0.244 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$50,000	-\$25,000
Adjusted Price	--	\$273,500	\$326,000	\$410,000

* 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** Similar style, neighborhood and lot size. Comp does have a detached garage which is superior but condition issues cancel out any needed adjustments.
- Sold 2** Most like comp on recent sales market. Similar style, lot size and neighborhood. Comp has been recently remodeled and has a garage making it superior and has been adjusted to reflect that.
- Sold 3** Comp is similar in age and size in a more secluded neighborhood. Very large mature landscaped lot with a detached garage make this superior and has been adjusted to reflect that.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No Listing history, appears to have sold unlisted in March of this year.			
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	\$300,000	\$320,000
Sales Price	\$300,000	\$320,000
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
This is a struggling part of the market currently so my conclusion is conservative based on current market trend for neighborhood. New windows, some exterior cleanup and landscaping would push the price up. Tough lot with no room for garage or shed keeps it from selling at top dollar.		

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.
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Subject Photos



Front



Address Verification



Other

Listing Photos

L1 930 Bonnie Brae
Walla Walla, WA 99362



Front

L2 541 Locust
Walla Walla, WA 99362



Front

L3 188 Boyer Dr
Walla Walla, WA 99362



Front

Sales Photos

S1 157 Boyer Dr
Walla Walla, WA 99362



Front

S2 1029 N. Clinton
Walla Walla, WA 99362



Front

S3 1224 E. Sumach
Walla Walla, WA 99362



Front

ClearMaps Addendum

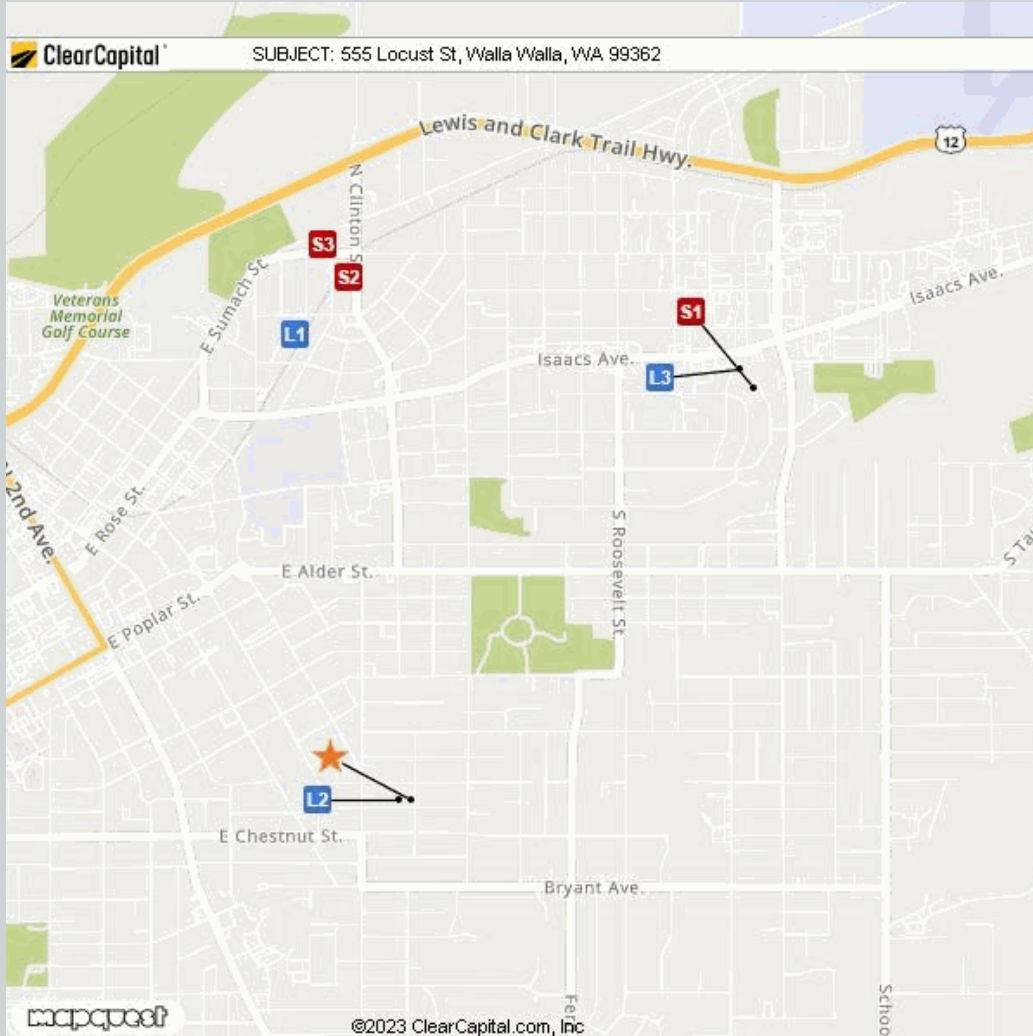
Address ★ 555 Locust Street, Walla Walla, WA 99362

Loan Number 52588

Suggested List \$300,000

Suggested Repaired \$320,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	555 Locust Street, Walla Walla, WA 99362	--	Parcel Match
L1 Listing 1	930 Bonnie Brae, Walla Walla, WA 99362	1.14 Miles ¹	Parcel Match
L2 Listing 2	541 Locust, Walla Walla, WA 99362	0.03 Miles ¹	Parcel Match
L3 Listing 3	188 Boyer Dr, Walla Walla, WA 99362	1.29 Miles ¹	Parcel Match
S1 Sold 1	157 Boyer Dr, Walla Walla, WA 99362	1.27 Miles ¹	Parcel Match
S2 Sold 2	1029 N. Clinton, Walla Walla, WA 99362	1.25 Miles ¹	Parcel Match
S3 Sold 3	1224 E. Sumach, Walla Walla, WA 99362	1.34 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	Lisa Crow	Company/Brokerage	Coldwell Banker Walla Walla
License No	100146	Address	218 W. Main Walla Walla WA 99362
License Expiration	03/03/2025	License State	WA
Phone	5095405227	Email	lisacrow@wallawallacb.com
Broker Distance to Subject	1.05 miles	Date Signed	09/11/2023

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

If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

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.