

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	4807 Cordova Court, Pasco, WA 99301	Order ID	8643979	Property ID	33967002
Inspection Date	03/06/2023	Date of Report	03/07/2023		
Loan Number	52773	APN	116440040		
Borrower Name	Redwood Holdings LLC	County	Franklin		

Tracking IDs

Order Tracking ID	03.06.23 BPO Request	Tracking ID 1	03.06.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DANIEL RYAN PELFREY	Condition Comments	
R. E. Taxes	\$3,865	The subject property is in an excellent neighborhood of like properties, all of which have been very well maintained. Cul-de-sac, close to schools and parks. Good curb appeal. No negative influences of any kind.	
Assessed Value	\$461,000		
Zoning Classification	Residential		
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	Desert Sunset HOA 509-000-0000		
Association Fees	\$35 / Month (Other: Entry monuments.)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	Close to schools and parks. All homes well maintained. No REO or boarded up homes.	
Sales Prices in this Neighborhood	Low: \$374100 High: \$769540		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4807 Cordova Court	5104 Laredo Dr	4704 Nw Commons Dr	4737 Sedona Ct
City, State	Pasco, WA	Pasco, WA	Pasco, WA	Pasco, WA
Zip Code	99301	99301	99301	99301
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.50 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$549,900	\$544,900	\$799,000
List Price \$	--	\$549,900	\$537,900	\$799,000
Original List Date		03/01/2023	02/11/2023	02/02/2023
DOM · Cumulative DOM	-- · --	5 · 6	23 · 24	5 · 33
Age (# of years)	19	12	13	21
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	Beneficial ; City Skyline
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,692	3,139	3,091	3,656
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	5 · 2 · 1	4 · 3
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	00.25 acres	0.22 acres	0.22 acres	0.53 acres
Other	--	--	--	--

* 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** LC1 Inferior. Inf. GLA +\$27,000. MLS# 267058 Beautiful 5 BR 3 BA house packed with upgrades and extras, multi generation setup. The new home owners will enjoy their-law quarters at the main floor which has a full bedroom with walk-in closet, its own mini split, bathroom with a standup shower, its own lobby area to relax/dine, sink and w/d hookups. Walk inside this home and be delighted by the tiled floors and spacious entry. Featuring an open concept living room kitchen area. The kitchen offers granite countertops, a breakfast bar, pantry, tall spacious cabinets and a beautiful side by side full size fridge/freezer combo. Enjoy the two living rooms (one on each floor) plus the office den near the entrance, so much space and benefits here. Some of the recent upgrades are: fully painted inside, granite countertops throughout home, new carpets, new waterproof laminate floors, new lighting fixtures at dining area and kitchen, mostly new appliances, new thermostat, updated landscape and brand new huge covered patio with extended concrete, wow... Upstairs you will find 4 out of the 5 bedrooms, additional living room, 2 bathrooms and laundry room. The master bedroom offers double doors and lots of space for your furniture. The master bath has a tiled shower, dual vanity sinks, walk-in closet, its own private toilet room. Step outside and enjoy the covered patio during those evening summer gatherings. Offers gas connection for your grill, firepit area, garden space, beautiful landscape, fully fenced and UGS. Located near schools, parks, stores in a beautiful neighborhood.
- Listing 2** LC2. Inferior. Inf. GLA +\$30,000. MLS# 266720 Experience West Pasco living at 4704 NW Commons Drive. This 5 bedroom, 3 bath home offers over 3,000 SF of living space. Located within walking distance of two elementary schools and a community park. The main floor features a large entry, brand new stairway banister, an office/den or 5th bedroom, a formal dining room, open kitchen and an inviting living room with lots of natural sunlight. The spacious primary suite is located on the second floor which boasts a nook and large walk-in closet. Also on the second floor are 3 additional bedrooms, a loft-style second living room, a bathroom and utility room. The home features an open floor plan, tall ceilings and is wired for a security system and speakers. The utility room and garage are both plumbed for sinks. Fully fenced backyard with a raised garden bed and newly updated flooring and paint throughout the home. The 3rd bay garage has been converted into an extra-large work room.
- Listing 3** LC3 Sup. view -\$15,000, Inf. bedroom count +\$5,000, Sup. garage -\$5,000, Sup. lot size -\$15,000. MLS# 266535 Welcome to 4737 Sedona Ct! This beautiful custom home has to be seen to believe all the details and finishes. As you enter, you are immediately taken by the 20 foot ceilings and the perfect tile flooring. The large windows in the great room provide natural light for you to enjoy the entire room. The formal dining room features an amazing design in the all-wood flooring. The kitchen is large, with room enough for more than one chef at a time. It also provides a nook area for dining. All the appliances are brand new and highlight the class and elegance of this home. The large Master Bedroom is on the main floor and features large walk-in closets and his&her bathroom areas! Upstairs you find several large bedrooms and a theater room for entertaining. The garage is a showplace all by itself! 3 doors that hold 4 cars or a work area for your hobbies. Love to have people over? The driveway can hold up to 15 vehicles if needed! The back deck has eye catching views to the northeast and provides so much space for outdoor get togethers. This home is truly a must see! Schedule your showing today and find out what elegance really means.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4807 Cordova Court	4811 Cordova Ct	4411 Antigua Dr	4604 Mesquite Drive
City, State	Pasco, WA	Pasco, WA	Pasco, WA	Pasco, WA
Zip Code	99301	99301	99301	99301
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.09 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$540,000	\$540,000	\$690,000
List Price \$	--	\$525,000	\$540,000	\$683,000
Sale Price \$	--	\$515,000	\$550,000	\$675,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/09/2023	11/10/2022	09/16/2022
DOM · Cumulative DOM	-- · --	76 · 76	57 · 57	78 · 78
Age (# of years)	19	19	20	20
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	Beneficial ; City Skyline
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,692	3,070	3,180	4,103
Bdrm · Bths · ½ Bths	5 · 3	4 · 2 · 1	4 · 2 · 1	5 · 3 · 1
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	00.25 acres	0.25 acres	0.24 acres	0.28 acres
Other	--	--	--	Carport
Net Adjustment	--	+\$36,000	+\$30,000	-\$42,900
Adjusted Price	--	\$551,000	\$580,000	\$632,100

* 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** SC1 Inferior. Inf. GLA +\$62,000, Inf. bedroom count +\$5,000. MLS# 265085 Incredible 2 Story in West Pasco with so much living space. This home has everything you could want and more, with 3,070 sq ft, 4bdrms +Large den/theatre room/playroom, 2.5 baths, including a fantastic 20x20 master suite with a cozy fireplace, vaulted ceilings, walk-in closet, dual sink vanity, and separate tub & shower. Gorgeous kitchen with stainless steel appliances, granite countertops, XL pantry and breakfast bar, open floor plan with a dining area/family room combo with a gas fireplace. Large laundry room with sink and cabinetry. 3 car garage, corner lot in a quiet cul-de-sac with a fenced backyard, landscaping and 2 patio areas. Excellent location by freeway, shops, golf.
- Sold 2** SC2. Inferior. Inf. GLA +\$51,000, Inf. bedroom count +\$5,000. MLS# 264269 Come see this gorgeous 3,180 square foot West Pasco home before it's gone!! From the moment you approach the home you'll notice the beautiful curb appeal including a water feature through the front yard to create a relaxing outdoor oasis. Once inside, admire the newly updated LVP flooring downstairs and the recently painted interior. The main level features lots of living space for entertaining, and a main level office. The kitchen hosts tons of storage, granite counter tops, eat-at bar, hardwood cabinets, stainless steel appliances, including gas range/oven, and all appliances stay. The living room is open to the kitchen and features a gas fireplace, already wired for surround sound, and plenty of windows to allow lots of natural light. Laundry is in the mud room located right off the 3 car garage. A half bath is located off the foyer. Upstairs you will discover a spacious bonus room, large master suite, 3 additional bedrooms, and a roomy full bath with double sinks. Enter the Master bedroom through the double French doors at the end of the hall and note the vaulted ceiling with ceiling fan giving it an extra spacious feel, enjoy breakfast in bed next to the cozy fireplace! The en-suite has double sinks, a soaking tub, and walk in shower. The master bedroom also features a spacious closet with its own window for natural light. Making your way outside to the back yard you can enjoy the spacious extended patio with plenty of space for family BBQ's. The shed has room for all your garden tool storage needs. This fully fenced back yard is nice and flat with timed underground sprinklers! There is also an RV parking pad on the side of the home!
- Sold 3** SC3 Superior. Sup. view -\$15,000, Sup. GLA -\$20,000, Sup. 1/2 bath -\$2,500, Sup. carport -\$5,000. MLS# 262611 Big Beautiful home that is located with an excellent view! This home has 5 bedrooms with an office and a second living room perfect for a home theater system. New carpet and paint throughout and updated garage floors. The office has its own balcony separate from the massive balcony on the front of the house. Large Gourmet kitchen includes Granite tile, island, extra cabinets and countertops, and casual dining adjacent to the balcony with a view. French doors leading out of the living room to a very large balcony with panoramic views and a gas fireplace. There is ample storage throughout the house with a large oversized 3 car garage with a carport. A very stunning home with an amazing view and plenty of room.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property has not been listed within the last 12 months.			
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	\$579,000	\$579,000
Sales Price	\$570,000	\$570,000
30 Day Price	\$565,000	--
Comments Regarding Pricing Strategy		
Sales in general have slowed however homes in this size and price range are still selling in 90 days or less. Move in ready homes are in short supply and demand remains strong. The severe shortage of inventory in the subject's market area necessitates expanding the search parameters of "sold date" as well as the proximity to the subject in some cases. The sold comps represent the closest in size, location, and condition to the subject.		

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



Street



Street

Listing Photos

L1 5104 Laredo Dr
Pasco, WA 99301



Front

L2 4704 NW Commons Dr
Pasco, WA 99301



Front

L3 4737 Sedona Ct
Pasco, WA 99301



Front

Sales Photos

S1 4811 Cordova Ct
Pasco, WA 99301



Front

S2 4411 Antigua Dr
Pasco, WA 99301



Front

S3 4604 Mesquite Drive
Pasco, WA 99301



Front

ClearMaps Addendum

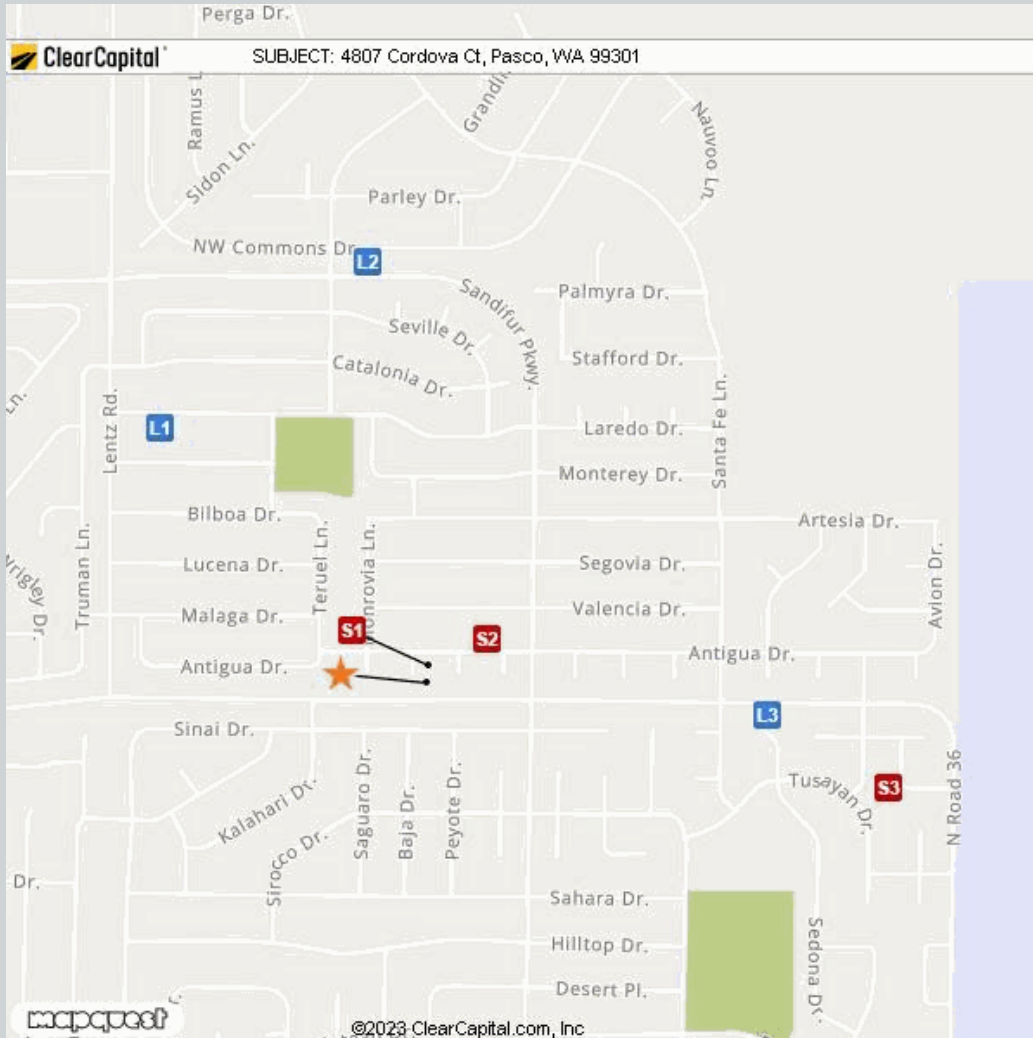
Address ★ 4807 Cordova Court, Pasco, WA 99301

Loan Number 52773

Suggested List \$579,000

Suggested Repaired \$579,000

Sale \$570,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4807 Cordova Court, Pasco, WA 99301	--	Parcel Match
L1 Listing 1	5104 Laredo Dr, Pasco, WA 99301	0.44 Miles ¹	Parcel Match
L2 Listing 2	4704 Nw Commons Dr, Pasco, WA 99301	0.50 Miles ¹	Parcel Match
L3 Listing 3	4737 Sedona Ct, Pasco, WA 99301	0.41 Miles ¹	Parcel Match
S1 Sold 1	4811 Cordova Ct, Pasco, WA 99301	0.02 Miles ¹	Parcel Match
S2 Sold 2	4411 Antigua Dr, Pasco, WA 99301	0.09 Miles ¹	Parcel Match
S3 Sold 3	4604 Mesquite Drive, Pasco, WA 99301	0.56 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Lee Feigum	Company/Brokerage	Lee Feigum & Associates
License No	7213	Address	454 Cherry Blossom Lp Richland WA 99352
License Expiration	01/06/2024	License State	WA
Phone	5095394512	Email	lfeigum587@gmail.com
Broker Distance to Subject	6.85 miles	Date Signed	03/07/2023

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.