

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.

<b>Address</b>	1409 Hendrix Avenue, Thousand Oaks, CALIFORNIA 91360	<b>Order ID</b>	8958699	<b>Property ID</b>	34660435
<b>Inspection Date</b>	10/05/2023	<b>Date of Report</b>	10/05/2023		
<b>Loan Number</b>	52959	<b>APN</b>	523-0-112-015		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Ventura		

### Tracking IDs

<b>Order Tracking ID</b>	10.04.23 Citi-CS BPO Request	<b>Tracking ID 1</b>	10.04.23 Citi-CS BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Louis A & Sara M Paruolo	<b>Condition Comments</b>	No repairs with a recent major renovation. New items added within the past six months are to the flooring, kitchen, bathrooms, electrical and plumbing. Features include fireplace, covered patio, in-ground pool with spa. Possible RV or boat parking.
<b>R. E. Taxes</b>	\$1,250		
<b>Assessed Value</b>	\$81,640		
<b>Zoning Classification</b>	Tract Single Fam Res		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	Suburban location situated at the North Central area of the city. No commercial influence. Two schools and two parks situated within one-half mile from the subject. No recent REO activity. No distressed homes in the general area. Market conditions are stable with a low inventory and decreased buyer demand during the past 90 days.
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$903,000 High: \$1,149,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1409 Hendrix Avenue	1547 Warwick Ave	1208 Hendrix Ave	190 E Gainsborough Rd
<b>City, State</b>	Thousand Oaks, CALIFORNIA	Thousand Oaks, CA	Thousand Oaks, CA	Thousand Oaks, CA
<b>Zip Code</b>	91360	91360	91360	91360
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.45 <sup>1</sup>	0.24 <sup>1</sup>	0.48 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$987,000	\$975,000	\$1,299,000
<b>List Price \$</b>	--	\$987,000	\$975,000	\$1,099,000
<b>Original List Date</b>		09/09/2023	09/01/2023	08/16/2023
<b>DOM · Cumulative DOM</b>	-- · --	26 · 26	5 · 34	50 · 50
<b>Age (# of years)</b>	61	61	61	61
<b>Condition</b>	Good	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,961	1,791	1,791	2,234
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	5 · 3
<b>Total Room #</b>	8	7	7	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	--
<b>Lot Size</b>	0.21 acres	0.21 acres	0.22 acres	0.20 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Equal in location with a similar size and same age. Inferior due to no pool and condition with no recent major renovation.

**Listing 2** Pool and patio with the same age, same street location as the subject and updated kitchen. Remodeled bathrooms and new flooring.

**Listing 3** Superior with a larger size and bedroom count. Equal lot size and location. Recent improvements equal to the subject renovation.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1409 Hendrix Avenue	74 Columbia Rd	12 Westbury St	166 Lear Cir
<b>City, State</b>	Thousand Oaks, CALIFORNIA	Thousand Oaks, CA	Thousand Oaks, CA	Thousand Oaks, CA
<b>Zip Code</b>	91360	91360	91360	91360
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.56 <sup>1</sup>	0.41 <sup>1</sup>	0.78 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$950,000	\$989,000	\$989,000
<b>List Price \$</b>	--	\$950,000	\$989,000	\$989,000
<b>Sale Price \$</b>	--	\$1,025,000	\$1,066,000	\$940,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/12/2023	05/18/2023	08/31/2023
<b>DOM · Cumulative DOM</b>	-- · --	28 · 57	7 · 29	8 · 44
<b>Age (# of years)</b>	61	57	61	60
<b>Condition</b>	Good	Good	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,961	2,050	1,961	1,900
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	5 · 2 · 1	4 · 2	5 · 3
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--
<b>Lot Size</b>	0.21 acres	0.31 acres	0.22 acres	0.28 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$35,500	\$0	+\$150,000
<b>Adjusted Price</b>	--	\$989,500	\$1,066,000	\$1,090,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Superior to the subject due to a larger size. Similar in age and condition. Adjusted for GLA -\$10,500, lot size -\$10,000, bedroom -\$15,000.
- Sold 2** Model match to the subject with the same age, location and pool. New electrical with solar. No adjustment needed.
- Sold 3** Superior due to location and view. Cul-de-sac, mountain view, RV parking. Adjusted for GLA \$7,000, condition \$50,000, view \$50,000, location \$50,000, lot size -\$7,000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	LIV Sotheby's Realty	Subject is currently listed as active with no accepted or pending offers.					
<b>Listing Agent Name</b>	Laura Darrah						
<b>Listing Agent Phone</b>	805-641-0125						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
02/03/2023	\$975,000	--	--	Sold	04/05/2023	\$911,000	MLS
08/30/2023	\$1,189,000	09/21/2023	\$1,149,000	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,099,000	\$1,099,000
<b>Sales Price</b>	\$1,060,000	\$1,060,000
<b>30 Day Price</b>	\$1,025,000	--
<b>Comments Regarding Pricing Strategy</b>		
Recommended marketing strategy is based on the subject current, as is, condition due to the good condition with no repairs.		

## 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

## Listing Photos

**L1** 1547 Warwick Ave  
Thousand Oaks, CA 91360



Front

**L2** 1208 Hendrix Ave  
Thousand Oaks, CA 91360



Front

**L3** 190 E Gainsborough Rd  
Thousand Oaks, CA 91360



Front



## Sales Photos

**S1** 74 Columbia Rd  
Thousand Oaks, CA 91360



Front

**S2** 12 Westbury St  
Thousand Oaks, CA 91360



Front

**S3** 166 Lear Cir  
Thousand Oaks, CA 91360



Front



## ClearMaps Addendum

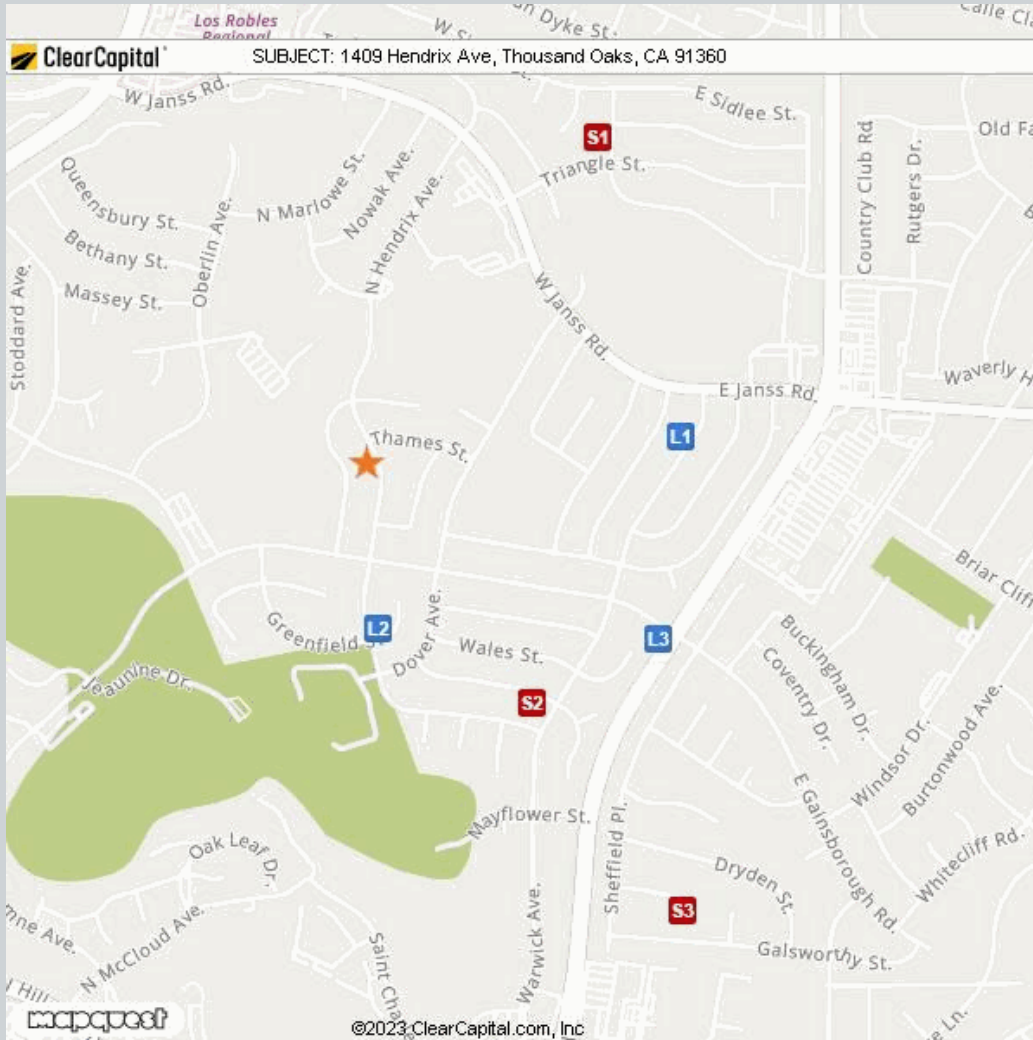
**Address** ★ 1409 Hendrix Avenue, Thousand Oaks, CALIFORNIA 91360

**Loan Number** 52959

**Suggested List** \$1,099,000

**Suggested Repaired** \$1,099,000

**Sale** \$1,060,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1409 Hendrix Avenue, Thousand Oaks, California 91360	--	Parcel Match
L1 Listing 1	1547 Warwick Ave, Thousand Oaks, CA 91360	0.45 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1208 Hendrix Ave, Thousand Oaks, CA 91360	0.24 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	190 E Gainsborough Rd, Thousand Oaks, CA 91360	0.48 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	74 Columbia Rd, Thousand Oaks, CA 91360	0.56 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	12 Westbury St, Thousand Oaks, CA 91360	0.41 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	166 Lear Cir, Thousand Oaks, CA 91360	0.78 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	James Bayer	<b>Company/Brokerage</b>	California Preferred Realty, Inc.
<b>License No</b>	01512608	<b>Address</b>	1230-5 Madera Rd Simi Valley CA 93065
<b>License Expiration</b>	07/28/2025	<b>License State</b>	CA
<b>Phone</b>	8053872328	<b>Email</b>	james@venturacountybpo.com
<b>Broker Distance to Subject</b>	6.50 miles	<b>Date Signed</b>	10/05/2023

*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:

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