

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	189 Crest Drive, Ephrata, WA 98823	Order ID	8690511	Property ID	34091473
Inspection Date	04/11/2023	Date of Report	04/11/2023		
Loan Number	53207	APN	131438000		
Borrower Name	Redwood Holdings LLC	County	Grant		

Tracking IDs

Order Tracking ID	04.10.23 BPO Request	Tracking ID 1	04.10.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Michael Ryan, Etal	Condition Comments	Subject home is a 4 bedroom 1.75 bath 1079 square foot home with 910 square foot finished basement attached single car garage fenced yard and patio built in 1955. Subject home appears to be in good condition with no apparent repairs required at the time of inspection.
R. E. Taxes	\$2,628		
Assessed Value	\$215,250		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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	Rural	Neighborhood Comments	Ephrata is a small rural largely agricultural community with a population of approximately 7000. As such there are few listings and sales available therefor the search was expanded to 9 months. Ephrata is also the county seat for Grant County with the Department of Reclamation and Grant County PUD main offices in town.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$150,000 High: \$550,000		
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	189 Crest Drive	621 First Ave Sw	337 Maringo Rd	209 Patrick Rd
City, State	Ephrata, WA	Ephrata, WA	Ephrata, WA	Ephrata, WA
Zip Code	98823	98823	98823	98823
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	1.22 ¹	1.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,000	\$315,000	\$429,000
List Price \$	--	\$285,000	\$315,000	\$429,000
Original List Date		01/22/2023	04/03/2023	04/03/2023
DOM · Cumulative DOM	-- · --	45 · 79	8 · 8	8 · 8
Age (# of years)	68	68	69	68
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 w/basement	1 Story w/basement	1 Story w/basement	1 Story w/basement
# Units	1	1	1	1
Living Sq. Feet	1,079	1,105	1,041	1,348
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	None	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	910	1,105	1,041	1,348
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.17 acres	0.21 acres	0.19 acres
Other	fence patio, deck sprinklers	fenced patio	fenced patio outbuildings	fenced deck patio outbuildings

* 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 Similar square footage overall condition and lot size with fenced yard patio no garage

Listing 2 slightly superior lot size similar square footage and overall condition with fenced yard patio front deck and additional outbuildings

Listing 3 slightly superior square footage similar overall condition and lot size with fenced yard attached 2 car garage patio wood deck and additional outbuilding

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	189 Crest Drive	358 6th Ave Sw	319 Nob Hill Dr	416 Patrick Rd
City, State	Ephrata, WA	Ephrata, WA	Ephrata, WA	Ephrata, WA
Zip Code	98823	98823	98823	98823
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.52 ¹	1.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$334,000	\$340,000	\$399,900
List Price \$	--	\$309,000	\$340,000	\$419,000
Sale Price \$	--	\$297,500	\$345,000	\$399,900
Type of Financing	--	Cash	Fha	Va
Date of Sale	--	02/16/2023	10/27/2022	11/04/2022
DOM · Cumulative DOM	-- · --	137 · 240	5 · 64	21 · 51
Age (# of years)	68	85	75	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 w/basement	1 Story w/basement	1 Story w/basement	1 Story w/basement
# Units	1	1	1	1
Living Sq. Feet	1,079	1,034	1,390	1,238
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	None	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	0%
Basement Sq. Ft.	910	1,034	1,390	1,238
Pool/Spa	--	Spa - Yes	--	--
Lot Size	0.18 acres	0.29 acres	0.23 acres	0.16 acres
Other	fence patio, deck sprinklers	fenced patio sprinkler	fenced outbuildings patio	fenced patio outbuilding sprinklers
Net Adjustment	--	+\$5,000	-\$52,560	-\$19,430
Adjusted Price	--	\$302,500	\$292,440	\$380,470

* 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** similar square footage overall condition slightly superior lot size with detached single car garage fence sprinkler system hot tub and additional outbuilding
- Sold 2** slightly superior square footage and lot size similar overall condition with fenced yard and additional outbuilding
- Sold 3** slightly superior square footage similar overall condition and lot size with attached single car garage and detached garage with deck fenced yard patio and sprinkler system

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			none at the time of inspection				
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

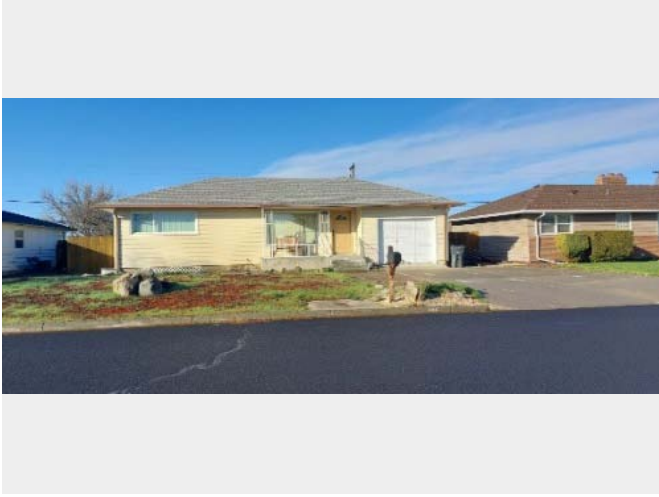
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$325,000	\$325,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$310,000	--
Comments Regarding Pricing Strategy		
Ephrata is a small rural largely agricultural community with a population of approximately 7000. As such there are few listings and sales available therefor the search was expanded to 9 months. Ephrata is also the county seat for Grant County with the Department of Reclamation and Grant County PUD main offices in town.		

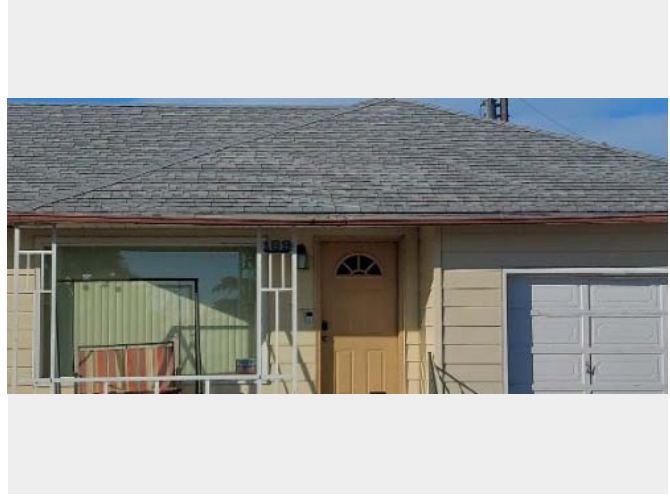
Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in good condition. Comps are similar in characteristics, located within 1.25 miles and the sold comps closed within the last 6 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
-------------------------	---

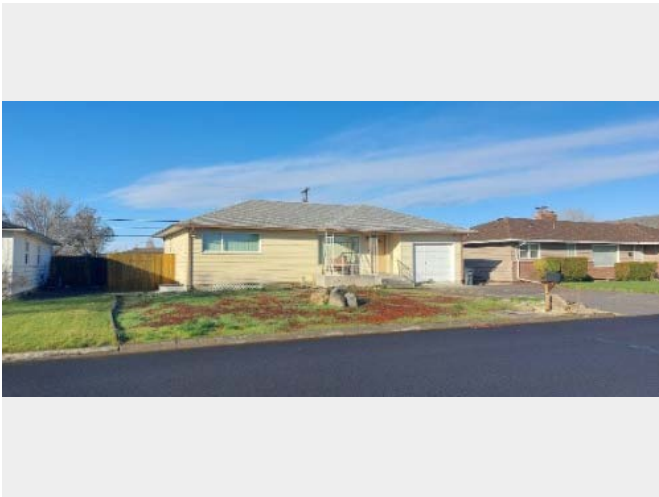
Subject Photos



Front



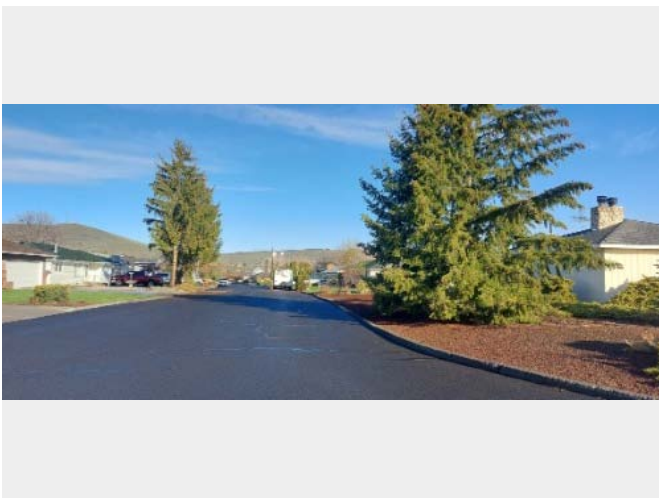
Address Verification



Side



Side



Street

Listing Photos

L1 621 First Ave SW
Ephrata, WA 98823



Front

L2 337 Maringo Rd
Ephrata, WA 98823



Front

L3 209 Patrick Rd
Ephrata, WA 98823



Front

Sales Photos

S1 358 6th Ave SW
Ephrata, WA 98823



Front

S2 319 Nob Hill Dr
Ephrata, WA 98823



Front

S3 416 Patrick Rd
Ephrata, WA 98823



Front

ClearMaps Addendum

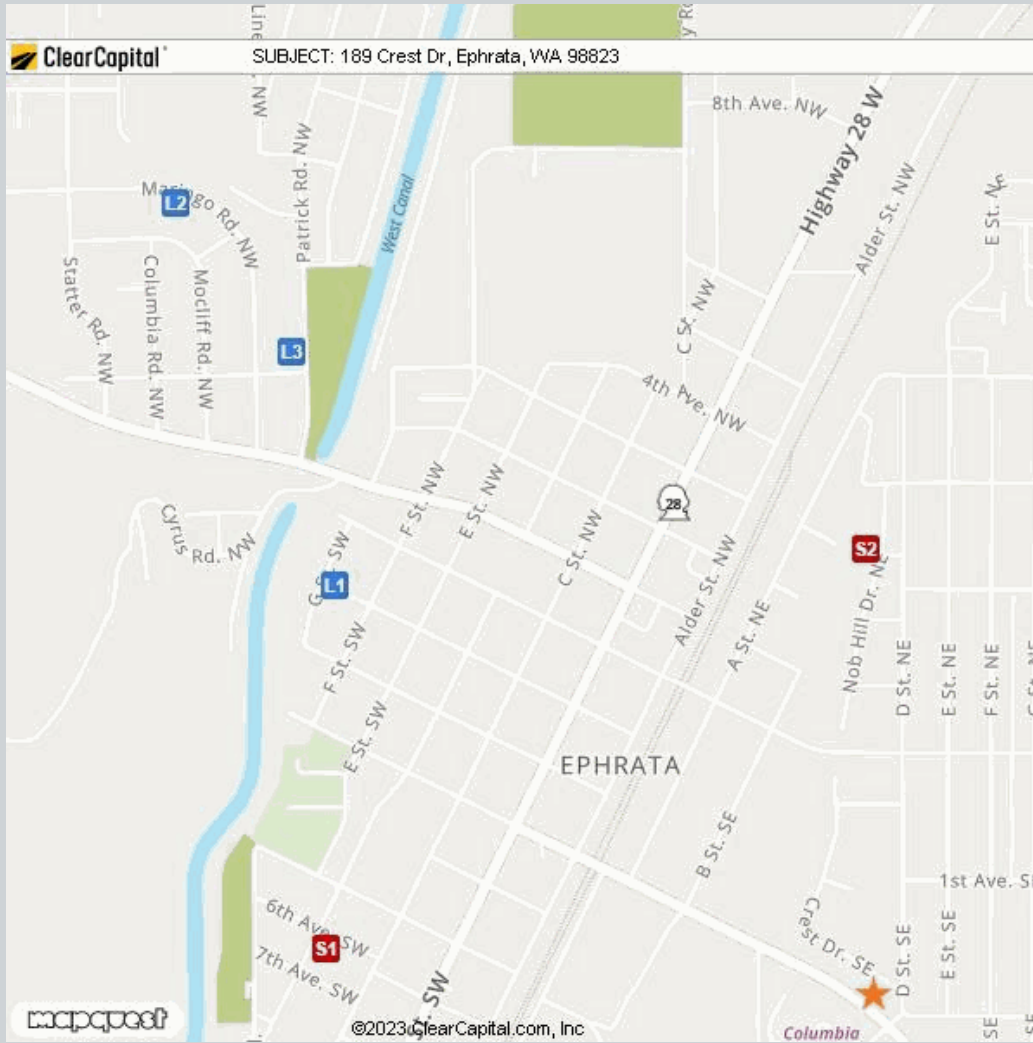
Address ★ 189 Crest Drive, Ephrata, WA 98823

Loan Number 53207

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$325,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	189 Crest Drive, Ephrata, WA 98823	--	Parcel Match
L1 Listing 1	621 First Ave Sw, Ephrata, WA 98823	0.79 Miles ¹	Parcel Match
L2 Listing 2	337 Maringo Rd, Ephrata, WA 98823	1.22 Miles ¹	Parcel Match
L3 Listing 3	209 Patrick Rd, Ephrata, WA 98823	1.01 Miles ¹	Parcel Match
S1 Sold 1	358 6th Ave Sw, Ephrata, WA 98823	0.64 Miles ¹	Parcel Match
S2 Sold 2	319 Nob Hill Dr, Ephrata, WA 98823	0.52 Miles ¹	Parcel Match
S3 Sold 3	416 Patrick Rd, Ephrata, WA 98823	1.25 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	Linda Williams	Company/Brokerage	Estatefy, Inc
License No	23882	Address	106 W Knolls Vista Dr Moses Lake WA 98837
License Expiration	10/12/2023	License State	WA
Phone	5097500125	Email	ljwilliams346@yahoo.com
Broker Distance to Subject	17.51 miles	Date Signed	04/11/2023

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.