

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>	473 Diller Street, Alameda, CALIFORNIA 94501	<b>Order ID</b>	8958699	<b>Property ID</b>	34660718
<b>Inspection Date</b>	10/06/2023	<b>Date of Report</b>	10/10/2023		
<b>Loan Number</b>	53280	<b>APN</b>	074-1372-058		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Alameda		

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		Condition Comments
<b>Owner</b>	Redwood Holdings LLC	The home is presumed to be in good condition, especially considering that the condo is only seven years old. It is worth noting that all homes in the immediate vicinity are meticulously maintained. Furthermore, this area offers convenient access to schools, shopping centers, transportation hubs, and more.
<b>R. E. Taxes</b>	\$20,238	
<b>Assessed Value</b>	\$1,111,018	
<b>Zoning Classification</b>	residential	
<b>Property Type</b>	Condo	
<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>	NOT LISTED 916-746-0011	
<b>Association Fees</b>	\$350 / Month (Landscaping, Insurance, Greenbelt)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Urban	This is a very nice neighborhood, where all the properties in the immediate area are very well maintained and are in good condition. All properties are located near schools, shopping and transportation, etc
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$1,100,000 High: \$1,530,000	
<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>	473 Diller Street	311 Oak St Apt 303	468 Diller St	404 Tideway
<b>City, State</b>	Alameda, CALIFORNIA	Oakland, CA	Oakland, CA	Alameda, CA
<b>Zip Code</b>	94501	94607	94601	94501
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.65 <sup>1</sup>	0.03 <sup>1</sup>	1.41 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$825,000	\$999,000	\$1,525,000
<b>List Price \$</b>	--	\$825,000	\$999,000	\$1,425,000
<b>Original List Date</b>		09/05/2023	08/24/2023	07/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	33 · 35	14 · 47	90 · 92
<b>Age (# of years)</b>	7	20	6	51
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	3	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Waterfront
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
<b>Style/Design</b>	2 Stories CONTEMPORARY	2 Stories CONTEMPORARY	2 Stories CONTEMPORARY	2 Stories CONTEMPORARY
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,303	1,498	2,303	1,875
<b>Bdrm · Bths · ½ Bths</b>	4 · 3 · 1	3 · 2	4 · 3 · 2	3 · 3
<b>Total Room #</b>	9	7	9	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	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>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	0	0	0	0

\* 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.

## Current Listings - Cont.

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

- Listing 1** Exceptionally renovated 3-bedroom/2-bathroom/Mezzanine loft at The Sierra with an open LOFT floor plan and 18' ceiling. Seller completely updated the kitchen and added built-in island w/ electric power; both bathrooms remodeled with new showers, tiling, flooring, sinks, vanities & fixtures; new lighting system in Hallway and Loft; Custom closet system throughout w/ new doors; Custom built-in shelving in Living room and Loft; Electric Fireplace; Hunter Douglas blinds; upgraded Wood flooring throughout. Garage Parking(2 assigned) & 1 storage unit(assigned); HOA amenities: 24/7 lobby front desk; Pool; Sauna; Fitness Ctr; Billiard; Conference Rm+more. The Sierra is a Luxurious & Sophisticated Condominium in the heart of the comforts of an urban vibe & lifestyle in the Oakland-Jack London Square neighborhood. Conveniently located near 880 Fwy, BART, Alameda/Oakland Ferry & AMTRAK. OAK Int'l Airport is just a quick drive south. Enjoy the scenic Oakland Estuary pathway, dining, shopping, Farmers Market, and services.
- Listing 2** Welcome to this beautiful and spacious modern gem, nestled in neighborhood conveniently located near the Alameda ferry, Jack London Square and easy access to nearby grocery shopping. The 4 bedrooms, 3.5 bathrooms provide ample space for the whole family. This home offers the perfect blend of modern aesthetics and peaceful surroundings, making an ideal haven for relaxation and entertainment. Don't miss the opportunity to make this remarkable property your own! Open House Sat & Sun 9/2-9/3 1-4pm
- Listing 3** This spacious 1875 sq ft home is a true gem, and the owners has spared no expense in upgrading it with over \$350k worth of high-end finishes. The gourmet kitchen is a chef's dream, complete with top-of-the-line stainless steel appliances, granite countertops, and ample cabinet space. The endless pool and HVAC system provide the ultimate in comfort, while the updated bathrooms and newer hot water heater ensure that this home is move-in ready. Other upgrades include a gas cook top, 2- Car garage (w/ 220v outlet & extended driveway for an additional 2 cars), and bamboo flooring .

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	473 Diller Street	466 Diller St	2705 5th St	423 Itliong Ln
<b>City, State</b>	Alameda, CALIFORNIA	Alameda, CA	Alameda, CA	Alameda, CA
<b>Zip Code</b>	94501	94501	94501	94501
<b>Datasource</b>	Tax Records	MLS	MLS	Public Records
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	0.23 <sup>1</sup>	0.18 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$995,000	\$1,285,000	\$995,000
<b>List Price \$</b>	--	\$995,000	\$1,285,000	\$995,000
<b>Sale Price \$</b>	--	\$1,100,000	\$1,225,000	\$1,228,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/27/2023	10/21/2022	12/13/2022
<b>DOM · Cumulative DOM</b>	-- · --	0 · 31	91 · 91	46 · 60
<b>Age (# of years)</b>	7	6	7	8
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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>	2 Stories CONTEMPORARY	1.5 Stories CONTEMPORARY	2 Stories Contemporary	2 Stories Townhouse
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,303	2,121	2,259	2,185
<b>Bdrm · Bths · ½ Bths</b>	4 · 3 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2
<b>Total Room #</b>	9	7	7	6
<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>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	0	0	0	0
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$1,100,000	\$1,225,000	\$1,228,000

\* Sold 1 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** With easy access to San Francisco and Oakland, this luxury Plan 4 townhome-style condo at Symmetry at Alameda Landing HOA was built in 2017 and is full of builder upgrades and beautiful finishes. This spacious, 3-story residence offers a flowing, thoughtfully designed floor plan that includes 3BR, 2.5BA, an open family/kitchen/DR great room w/plenty of windows for abundant natural light, a 1st floor flex space, a laundry room, expansive balcony & a 2-car garage. Finishes/details include 9-ft ceilings, hardwood floors, quartz kitchen/bathroom counters, stainless steel Bosch appliances, central AC and energy-efficient dual-pane windows. Located on a non-thoroughfare street around the corner from a complimentary BART shuttle & the dining/shops at Alameda Landing, the home offers easy access to Spirits Alley, the SF Ferry, Posey/Webster Tube & freeways. This sophisticated, turnkey residence offers a contemporary Alameda lifestyle at its very
- Sold 2** Bright and spacious newer (2016) corner unit Condo in centrally located Alameda Landing! Open concept main living area with huge kitchen island. Wall to wall windows let in tons of natural light and provide views from every room. Large primary suite with gracious bath is upstairs. 2 car private garage on main entry level. Well maintained home by first owner. Huge private HOA park just a block away. Cross the street to full service shopping, bars & restaurants, fitness and more. Less than a mile to the Main Street ferry terminal and you will be whisked to downtown San Francisco in 25 minutes. Complimentary BART bus makes quick work of the 2 miles into Downtown Oakland. Quick access to Oakland's Chinatown and more. Open Sunday 7/31 from 1 to 4pm.
- Sold 3** Elegant and Magical condo in Alameda Landing; Lovingly maintained by its conscientious owners; Distinguished by 9' ceilings and an unusual number of upgrades, including wood floors, high-end countertops / backsplash, stainless appliances, and A/C; The 1st level contains the entryway + 2 car garage w/ storage; The 2nd level features a Great room comprised of the kitchen / dining / family rooms which are unusually open & spacious w/ lots of natural light, a guest bath, plus 3 balconies for indoor / outdoor dining and entertaining; The 3rd level features the spacious master bedroom w/ ensuite bath and private balcony, plus an additional 2 beds / 1 bath; Picturesque views of the surrounding neighborhood from upper levels; Located in a pedestrian-friendly urban village next to the park where dogs, kids and adults come to play; Multiple elementary school options nearby; Shopping & restaurants across the street; New waterfront park opening soon; Close to Spirits Alley, SF Ferry, major FWY's, downtown Oakland, and complimentary BART shuttle.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				N/A			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,150,100	\$1,150,100
<b>Sales Price</b>	\$1,150,000	\$1,150,000
<b>30 Day Price</b>	\$1,081,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject has all similarities of all of the many properties in the immediate area of town. The subject is sharing the all amenities of the parks, recreation, transportation, shopping and all of the schools in the immediate area of town. Which affords a great quality of live for all of its occupants in the neighborhood. The values that were used to determined the subject properties overall value were based on homes in the immediate area of the subject that sold within .57 miles of the subject property. ***</p>		

## 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. DV: Variance is captured by more recent and still proximate sold comps that better match subject GLA. The current report is deemed most accurate.

## Subject Photos



Front



Address Verification

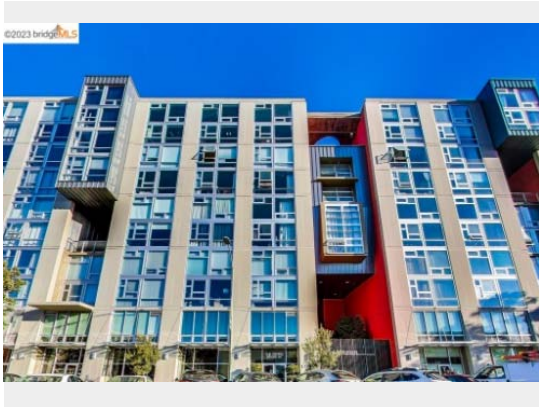


Street



## Listing Photos

**L1** 311 Oak St Apt 303  
Oakland, CA 94607



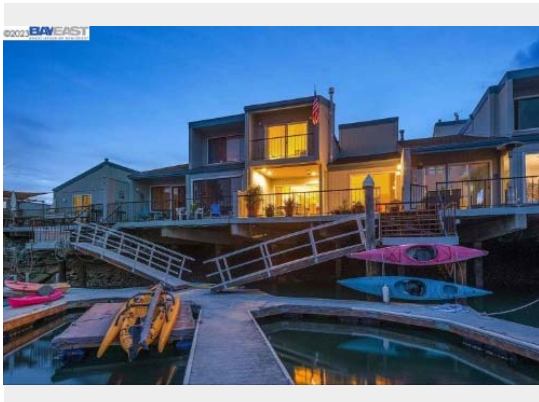
Front

**L2** 468 Diller St  
Oakland, CA 94601



Front

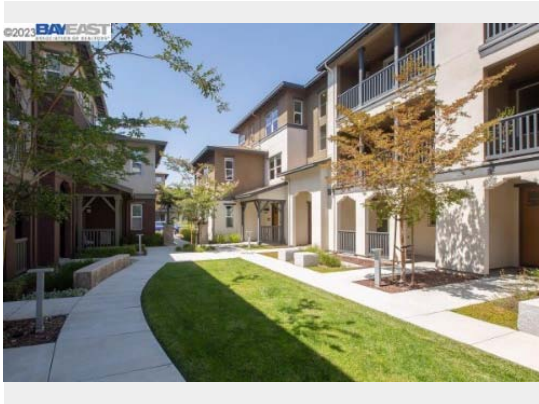
**L3** 404 Tideway  
Alameda, CA 94501



Front

## Sales Photos

**S1** 466 Diller St  
Alameda, CA 94501



Front

**S2** 2705 5th St  
Alameda, CA 94501



Front

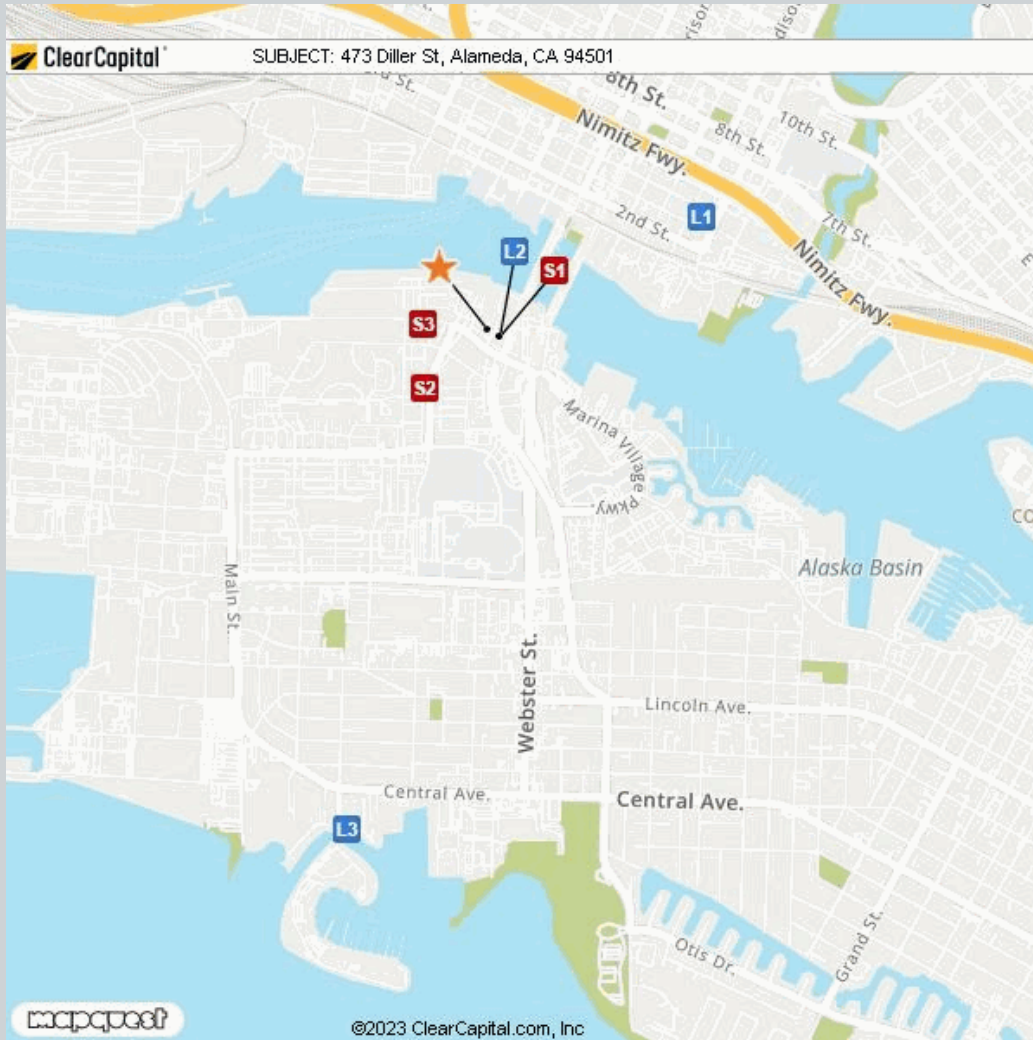
**S3** 423 Itliong Ln  
Alameda, CA 94501



Front

## ClearMaps Addendum

**Address** ★ 473 Diller Street, Alameda, CALIFORNIA 94501  
**Loan Number** 53280      **Suggested List** \$1,150,100      **Suggested Repaired** \$1,150,100      **Sale** \$1,150,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	473 Diller Street, Alameda, California 94501	--	Parcel Match
L1 Listing 1	311 Oak St Apt 303, Oakland, CA 94607	0.65 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	468 Diller St, Oakland, CA 94601	0.03 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	404 Tideway, Alameda, CA 94501	1.41 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	466 Diller St, Alameda, CA 94501	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2705 5th St, Alameda, CA 94501	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	423 Itliong Ln, Alameda, CA 94501	0.18 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>	Beate Bell	<b>Company/Brokerage</b>	Tier4
<b>License No</b>	02004917	<b>Address</b>	604 34th ST RICHMOND CA 94805
<b>License Expiration</b>	04/27/2024	<b>License State</b>	CA
<b>Phone</b>	4088026624	<b>Email</b>	Tier4real@gmail.com
<b>Broker Distance to Subject</b>	10.75 miles	<b>Date Signed</b>	10/08/2023

*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.**