

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	1345 Buckskin Way, Patterson, CALIFORNIA 95363	Order ID	8958699	Property ID	34660719
Inspection Date	10/05/2023	Date of Report	10/05/2023		
Loan Number	53281	APN	021-056-037-000		
Borrower Name	Redwood Holdings LLC	County	Stanislaus		

Tracking IDs					
Order Tracking ID	10.04.23 Citi-CS BPO Request	Tracking ID 1	10.04.23 Citi-CS BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Redwood Holdings LLC	The subject appears to be in average condition. The address has been removed off the property. The lawn is mowed and overall the property appears to have normal wear and tear. The lawn and surrounding shrubs are mowed and trimmed. No visible exterior damages were noticed.
R. E. Taxes	\$6,882	
Assessed Value	\$297,048	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(I noticed all doors and windows from exterior appeared to be secured)		
Ownership Type	Fee Simple	
Property Condition	Average	
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		Neighborhood Comments
Location Type	Rural	The Walker Ranch development i comprised of Single Family Contemporary Properties that are centrally located to parks, Schools and Hwy 5 is less than a 7 min drive from the area. Shopping and other conveniences are within a 5 min drive from the area. Home are maintained in average to good condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$389,000 High: \$599,000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1345 Buckskin Way	1418 Steel Creek Dr	1401 Angus St	1450 Steel Creek Dr
City, State	Patterson, CALIFORNIA	Patterson, CA	Patterson, CA	Patterson, CA
Zip Code	95363	95363	95363	95363
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.32 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$540,000	\$568,888	\$579,900
List Price \$	--	\$519,900	\$568,888	\$554,999
Original List Date		08/30/2023	09/28/2023	04/28/2023
DOM · Cumulative DOM	-- · --	26 · 36	7 · 7	131 · 160
Age (# of years)	19	19	19	19
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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,178	3,122	2,912	2,985
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	8	7	8	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 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	0.15 acres	0.13 acres	0.17 acres	0.13 acres
Other	N, A	N, A	N, A	N, A

* 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 The property is located in the same neighborhood. The property offers inferior gla and lot. Equal age and surroundings.

Listing 2 The property offers superior lot. Inferior gla and garage count. Equal age and location. Slightly superior exterior condition.

Listing 3 The property offers equal location, condition, garage count and surroundings. Inferior gla and lot. In my opinion the property is the closest in comparison to the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1345 Buckskin Way	457 Placer Creek Dr	1454 Nubian St	1415 Mesa Creek Dr
City, State	Patterson, CALIFORNIA	Patterson, CA	Patterson, CA	Patterson, CA
Zip Code	95363	95363	95363	95363
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.29 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$595,000	\$599,999	\$565,000
List Price \$	--	\$569,999	\$589,000	\$545,000
Sale Price \$	--	\$565,000	\$585,000	\$528,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	08/22/2023	08/01/2023	06/28/2023
DOM · Cumulative DOM	-- · --	149 · 202	27 · 57	97 · 128
Age (# of years)	19	18	17	18
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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,178	3,115	3,048	3,214
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	5 · 3 · 1	5 · 3
Total Room #	8	8	10	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	.19 acres	0.14 acres	0.12 acres
Other	N, A	N, A	N, A	n, a
Net Adjustment	--	-\$3,650	-\$3,000	-\$4,000
Adjusted Price	--	\$561,350	\$582,000	\$524,000

* 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 The property offers superior gla, and lot. Equal location, and surroundings. Adjustment s GLA -3150 Lot -400 Age -100

Sold 2 The property is located in the same area in a newer phase. Inferior garage count, gla and lot. Superior exterior and age. Adjustments GLA +6500 Bed -5000 Room Count -5000 Bath -2000 Garage +2500

Sold 3 The property is located in the same area. Superior gla, age and bedroom count. Inferior lot. Adjustments GLA -1800 Lot +300 Bed -5000 Garage +2500

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property appears to be a Trustee's Sale recorded 5/10/2023 for the amount of 474,500.00			
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	\$549,000	\$549,000
Sales Price	\$545,000	\$545,000
30 Day Price	\$537,500	--
Comments Regarding Pricing Strategy		
<p>The subject and all comps provided hasn't been impacted by any disasters. Currently, there is a shortage of inventory throughout Patteron, CA. All list comps are located in the same neighborhood as the subject, are close in age and meet gla guidelines. The GLA is bracketed but list 2 is close. Although list 3 is outside of time frame guidelines, it is the closest in condition, and offers 3 car garage. In addition, it supports values are declining. Price reductions has occurred with both list 3 and list 1 to go to a pending status. All sold comps are located in the same area. In effort to bracket the gla, it was necessary to go back to June to locate a comp. This is noticed with sold 3. In my opinion it is the closest in consideration to the subject property. However, sold 1 is the most recent sell on the evaluation and that price point was considered because it also had a price reduction. All comps are arms length and had no other sells in the past 12 months. At the suggested value the subject is priced to sale in "Today's Market".</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.

Subject Photos



Front



Front



Address Verification



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 1418 Steel Creek Dr
Patterson, CA 95363



Front

L2 1401 Angus St
Patterson, CA 95363



Front

L3 1450 Steel Creek Dr
Patterson, CA 95363



Front

Sales Photos

S1 457 Placer Creek Dr
Patterson, CA 95363



Front

S2 1454 Nubian St
Patterson, CA 95363



Front

S3 1415 Mesa Creek Dr
Patterson, CA 95363



Front

ClearMaps Addendum

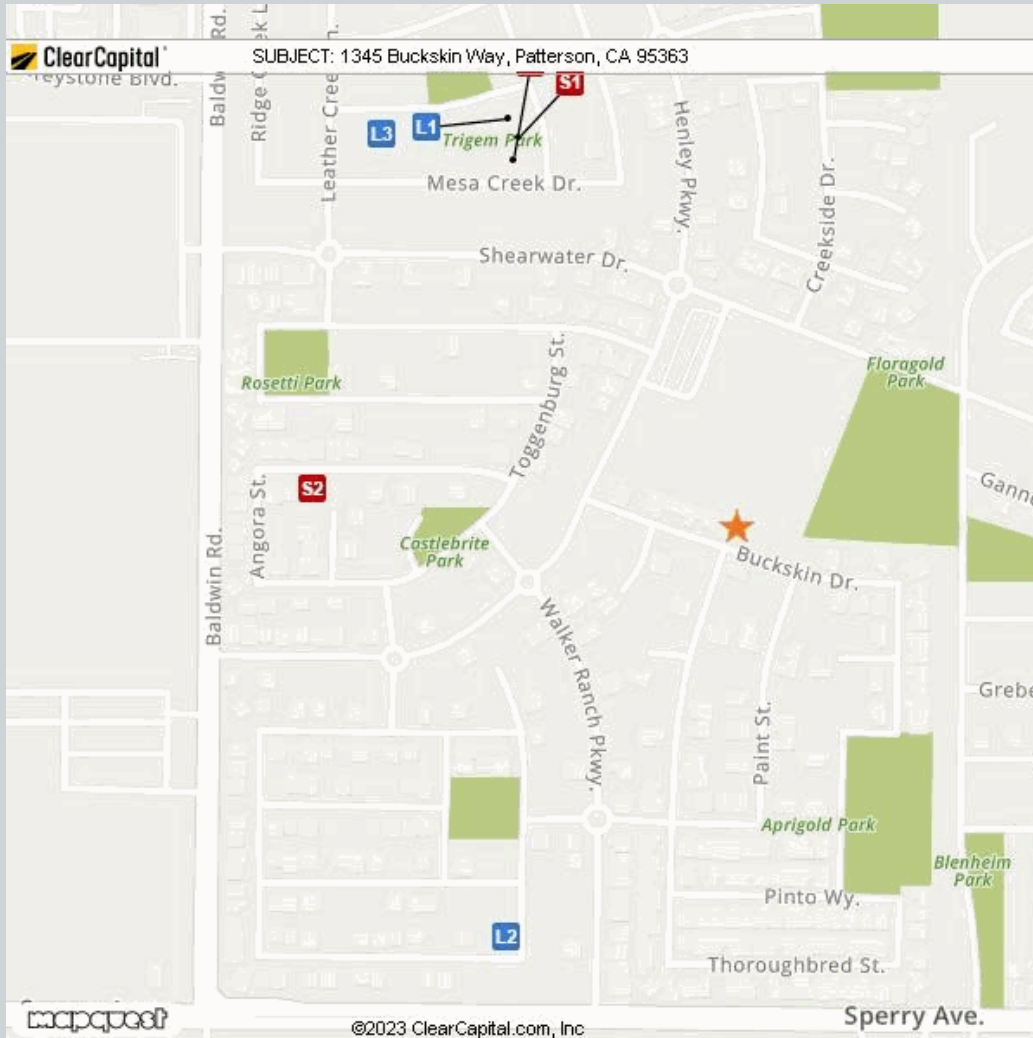
Address ★ 1345 Buckskin Way, Patterson, CALIFORNIA 95363

Loan Number 53281

Suggested List \$549,000

Suggested Repaired \$549,000

Sale \$545,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1345 Buckskin Way, Patterson, California 95363	--	Parcel Match
L1 Listing 1	1418 Steel Creek Dr, Patterson, CA 95363	0.32 Miles ¹	Parcel Match
L2 Listing 2	1401 Angus St, Patterson, CA 95363	0.32 Miles ¹	Parcel Match
L3 Listing 3	1450 Steel Creek Dr, Patterson, CA 95363	0.36 Miles ¹	Parcel Match
S1 Sold 1	457 Placer Creek Dr, Patterson, CA 95363	0.30 Miles ¹	Parcel Match
S2 Sold 2	1454 Nubian St, Patterson, CA 95363	0.29 Miles ¹	Parcel Match
S3 Sold 3	1415 Mesa Creek Dr, Patterson, CA 95363	0.29 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	Tonia Owens	Company/Brokerage	Greg Nunes Realty
License No	01805738	Address	1109 Van Gogh LAne Patterson CA 95363
License Expiration	06/04/2027	License State	CA
Phone	5106100347	Email	tonia.owens@gmail.com
Broker Distance to Subject	0.78 miles	Date Signed	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:

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.