

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>	330 Wiley Court, Turlock, CA 95382	<b>Order ID</b>	8730043	<b>Property ID</b>	34167833
<b>Inspection Date</b>	05/08/2023	<b>Date of Report</b>	05/08/2023		
<b>Loan Number</b>	53534	<b>APN</b>	071-022-068-000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Stanislaus		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	05.08.23 BPO Request	<b>Tracking ID 1</b>	05.08.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Benjamin Culala	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,897	Subject appears to be in average condition, based on other homes in immediate area. Property profile shows this home has 4 bedrooms and 2 baths. Family room with fireplace. Two car attached garage. Two front windows in front are boarded up. Roof looks good. Foreclosed Notice on front door. Located on a cul-de-sac street. If I were to list this home, I would sale it in "As Is" condition. Subject is not located in a Flood Zone or any other Disaster area.	
<b>Assessed Value</b>	\$353,822		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Front door locked)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<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>	
<b>Local Economy</b>	Slow	Homes that are in immediate area of subject also appears to be in well maintained. Located on a cul-de-sac street. These homes are close to schools, park and some shopping.	
<b>Sales Prices in this Neighborhood</b>	Low: \$370,001 High: \$479,900		
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	330 Wiley Court	2241 Drew Ave	2509 Dels Ln	2362 Azusa Ct
<b>City, State</b>	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
<b>Zip Code</b>	95382	95382	95382	95382
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.45 <sup>1</sup>	0.65 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$375,000	\$419,900	\$480,000
<b>List Price \$</b>	--	\$375,000	\$419,900	\$480,000
<b>Original List Date</b>		01/18/2023	04/05/2023	04/21/2023
<b>DOM · Cumulative DOM</b>	-- · --	7 · 110	10 · 33	17 · 17
<b>Age (# of years)</b>	45	42	43	36
<b>Condition</b>	Average	Average	Average	Average
<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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,771	1,684	1,706	1,634
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	7	6	7	7
<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>	.14 acres	.14 acres	.14 acres	.14 acres
<b>Other</b>	None	None	None	None

\* 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** Desirable neighborhood in Turlock, CA. Features newer roof, HVAC and fresh interior paint. This well maintained home is ready for your touches. With great bones, it's ready for you to call it home and build your own memories. Walking distance to Donnelly Park and just a short drive/walk to shopping, restaurants and coffee shops. Downtown Turlock is just a short drive as well. Easy access to hwy 99. Buyer to verify all property information. Went pending 1/25/2023
- Listing 2** Ideal starter home, 4 bedroom 2 bathroom home in a highly desirable neighborhood. This home is the perfect opportunity to develop to your taste and live in or rent out near the university! Come make this home your own today!
- Listing 3** Great starter home, in a quiet court home is 1,634sqft lot, 3 bedrooms and 2 baths, separate living/family room. This house has plenty of potential.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	330 Wiley Court	265 Keene Ct	2661 Northwestern Ct	571 Meadowlark Dr
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95382	95382	95382	95382
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 <sup>1</sup>	0.66 <sup>1</sup>	0.62 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$409,900	\$432,000	\$489,900
List Price \$	--	\$389,000	\$432,000	\$484,900
Sale Price \$	--	\$370,000	\$436,000	\$479,900
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	04/27/2023	03/03/2023	03/23/2023
DOM · Cumulative DOM	-- · --	47 · 83	2 · 16	63 · 95
Age (# of years)	45	45	36	55
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	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,771	1,631	1,679	1,442
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	--	--	--	Pool - Yes
Lot Size	.14 acres	.14 acres	.13 acres	.18 acres
Other	None	None	None	None
Net Adjustment	--	+\$11,600	+\$8,680	+\$3,160
Adjusted Price	--	\$381,600	\$444,680	\$483,060

\* 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** Welcome to 265 Keene Court. Located in a quiet Cul-de-sac close to shopping, schools and walking distance from Donnelly Park.
- Sold 2** BRIGHT AND OPEN floor plan welcomes you right as you walk through the front door. The living area features laminate flooring that leads you into kitchen and dining area. A spacious bonus room can be utilized in many different ways...separate family room, play room for the kids or game room for entertaining! New carpet in the bedrooms & bonus room along with some fresh paint make this a great place to call home. Conveniently located near shopping, restaurants and Cal State Stanislaus. So cute and clean!
- Sold 3** Welcome to 571 Meadowlark Dr, a charming three-bedroom, two-bathroom home located in the heart of Turlock. This beautifully maintained single-story property is located in a quiet, family-friendly neighborhood and is just minutes away from great schools, shopping, and dining. Take a look at the backyard's many features. A lovely pool, a court for basketball, grass area, a shed, a deck, and patio area. The perfect outdoor space for entertaining. This is a must-see home that you'll be proud to call your own!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Per Property profile shows subject last sold 5/17/2018				
<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>	\$450,000	\$450,000
<b>Sales Price</b>	\$440,000	\$440,000
<b>30 Day Price</b>	\$435,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Turlock has a population of around 74,820 as per last posted census. We've had a shortage of comps for about 7 years now. With interest rates rising, it puts a lot of potential buyers out of the market. Due to the shortage of comps, it is sometimes difficult in trying to find comps, especially active or pending sales. Some homes are staying on the market longer. Not a lot of sales activity that compare subject criteria. When doing these reports, I am always trying to find comps that are within a one mile radius of subject. Comps that are within 20 percent of subject square footage and lot size. Also that are similar to subjects bedrooms and baths and other criteria of subject. Comps that are also within 10 years of subject age. All sold comps are considered in determining a suggested market price.</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



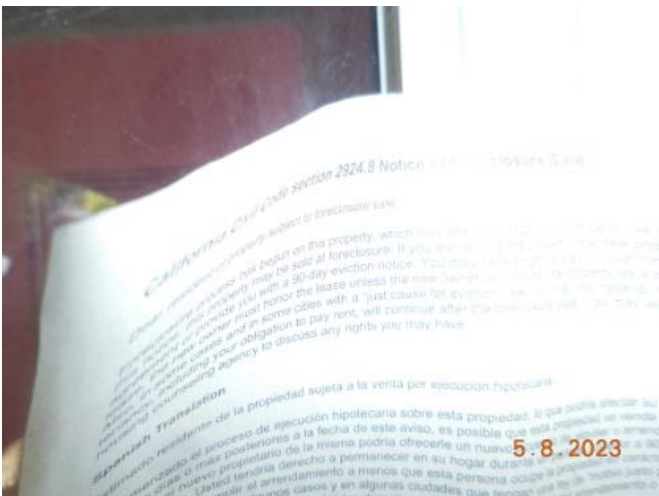
Address Verification



Street



Other



Other



## Listing Photos

**L1** 2241 Drew Ave  
Turlock, CA 95382



Front

**L2** 2509 Dels Ln  
Turlock, CA 95382



Front

**L3** 2362 Azusa Ct  
Turlock, CA 95382



Front

## Sales Photos

**S1** 265 Keene Ct  
Turlock, CA 95382



Front

**S2** 2661 Northwestern Ct  
Turlock, CA 95382



Front

**S3** 571 Meadowlark Dr  
Turlock, CA 95382



Front

### ClearMaps Addendum

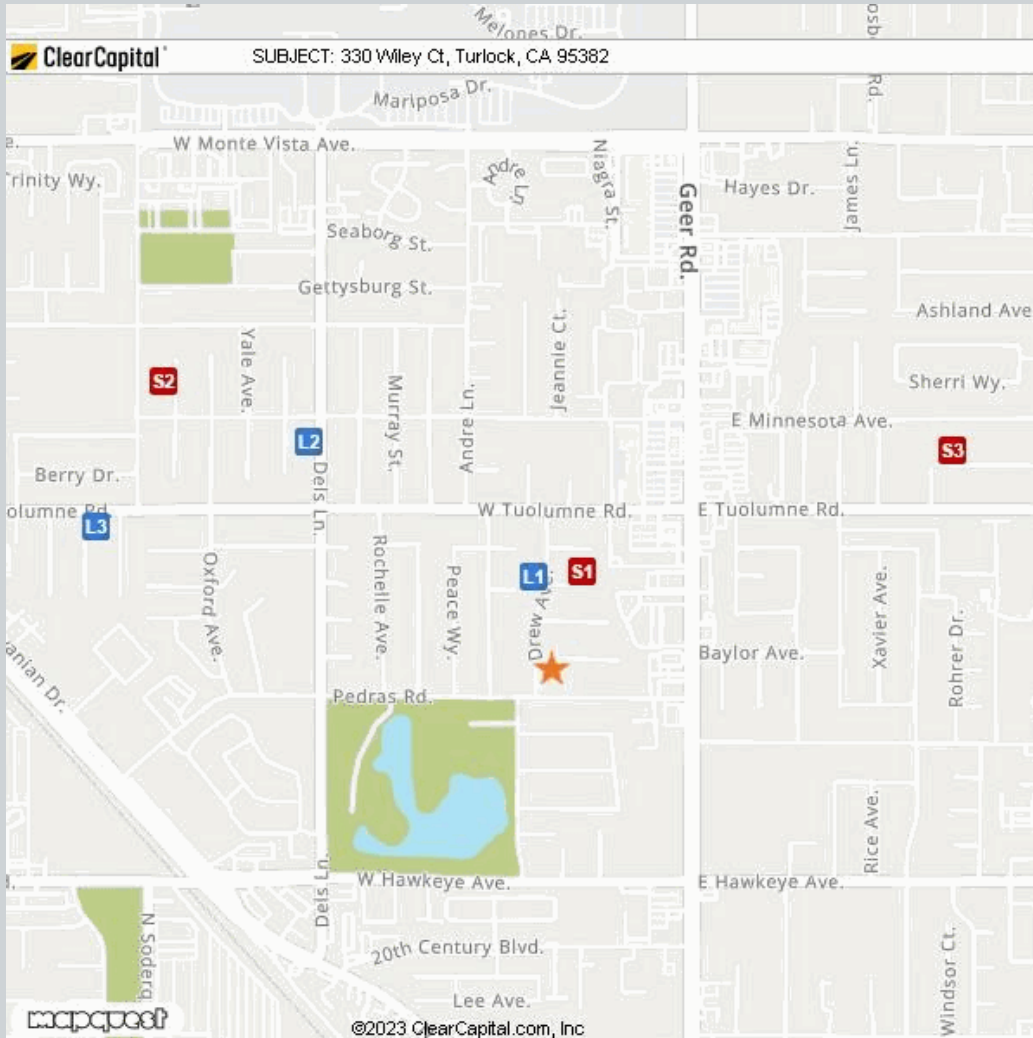
**Address** ★ 330 Wiley Court, Turlock, CA 95382

**Loan Number** 53534

**Suggested List** \$450,000

**Suggested Repaired** \$450,000

**Sale** \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	330 Wiley Court, Turlock, CA 95382	--	Parcel Match
L1 Listing 1	2241 Drew Ave, Turlock, CA 95382	0.13 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2509 Dels Ln, Turlock, CA 95382	0.45 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2362 Azusa Ct, Turlock, CA 95382	0.65 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	265 Keene Ct, Turlock, CA 95382	0.14 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2661 Northwestern Ct, Turlock, CA 95382	0.66 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	571 Meadowlark Dr, Turlock, CA 95382	0.62 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.

\*\*\* 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

<b>Broker Name</b>	Larry Eppers	<b>Company/Brokerage</b>	Century 21 Select Real Estate
<b>License No</b>	00954702	<b>Address</b>	2645 Oppelt Way Turlock CA 95380
<b>License Expiration</b>	03/15/2027	<b>License State</b>	CA
<b>Phone</b>	2094803951	<b>Email</b>	leppersw@gmail.com
<b>Broker Distance to Subject</b>	2.18 miles	<b>Date Signed</b>	05/08/2023

*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.**