

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	3516 Battleboro Court, Modesto, CA 95357	Order ID	9319895	Property ID	35367226
Inspection Date	05/05/2024	Date of Report	05/06/2024		
Loan Number	53535	APN	3516 Battleboro Ct		
Borrower Name	Redwood Holdings LLC	County	Stanislaus		

Tracking IDs

Order Tracking ID	5.3_Aged_BPOs	Tracking ID 1	5.3_Aged_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Redwood Holdings LLC	Condition Comments At the time of inspection subject property appeared to be in average condition overall from the street with simple curb appeal.
R. E. Taxes	\$4,678	
Assessed Value	\$382,807	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (doors looked)	
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

Location Type	Suburban	Neighborhood Comments Subject property is located in a small conforming neighborhood with properties of varying sizes. Surrounded by properties of varying sizes, styles and ages. Most of the properties appear to be in average condition from the street with simple curb appeal. Short drive to major shopping, medical facilities, places of warship, schools and freeway access.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$899,000	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3516 Battleboro Court	3413 Woodbine Dr	3804 Dillingham Ave	304 N Mcclure Rd
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95357	95355	95357	95357
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.34 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$549,900	\$525,000	\$479,000
List Price \$	--	\$549,900	\$525,000	\$479,000
Original List Date		05/02/2024	03/14/2024	04/01/2024
DOM · Cumulative DOM	-- · --	4 · 4	11 · 53	25 · 35
Age (# of years)	30	32	28	29
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,302	2,226	2,187	1,985
Bdrm · Bths · ½ Bths	4 · 3	5 · 2	4 · 3	3 · 2 · 1
Total Room #	11	11	11	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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	.13 acres	.12 acres	.12 acres	.14 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Public Remarks: Single story, 5 bedroom home in Lakewood School District with RV parking and boat parking located in Wycliffe Heights! This home features a large family room with vaulted ceilings, plantation shutters, a jacuzzi tub, and an oversized indoor laundry room for extra storage. Backyard has tall fencing for extra privacy, fruit trees and access to the primary bedroom.
- Listing 2** Public Remarks: Introducing an Americana collection original owner property. The Cellini models offers Italian Baroque Architecture: a rich stucco exterior, Monier concrete tile roof, volume ceilings and fully insulated walls and ceilings; designed for comfort and energy efficient temperature control. The home still shows like a model home! Parquet wood entry blends beautifully with the modern staircase design. Two bedrooms on the lower level with a full bath and two bedrooms upstairs, including the primary suite & en suite bathroom make this design very functional for today's family. Recent improvements include, insulated garage doors, exterior/ interior paint, fresh landscape and a newer (2020) hvac system. This home is pristine!
- Listing 3** Public Remarks: Hard to find 3 car garage with a swimming pool. Large corner lot, 3 bedrooms, 2.5 bathrooms, located in a desirable neighborhood, close to schools.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3516 Battleboro Court	3528 Dry Creek Dr	3620 Highmore Ln	509 Redfield Ave
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95357	95357	95357	95357
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.18 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$584,999	\$549,900	\$588,000
List Price \$	--	\$550,000	\$549,900	\$588,000
Sale Price \$	--	\$545,000	\$555,000	\$575,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/03/2024	01/12/2024	12/11/2023
DOM · Cumulative DOM	-- · --	22 · 93	11 · 59	17 · 36
Age (# of years)	30	29	28	30
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,302	2,464	2,590	2,351
Bdrm · Bths · ½ Bths	4 · 3	4 · 3 · 1	4 · 3	4 · 3
Total Room #	11	12	11	11
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	.13 acres	.14 acres	.12 acres	.13 acres
Other	--	--	--	--
Net Adjustment	--	-\$30,000	-\$10,000	-\$20,000
Adjusted Price	--	\$515,000	\$545,000	\$555,000

* Sold 3 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** Public Remarks: Welcome to 3528 Dry Creek Dr. This beautiful 4 bedroom 3.5 bath and 2464 sq. ft. home offers many amenities, including some upgrades, newer HVAC system, granite counters, stainless appliances, all bedrooms have bathrooms attached. Gorgeous backyard with swimming pool and covered patio. Perfect for entertaining family and friends. Close to golf course schools and shopping. Adjustments: -10k sq ft, -15k pool, -5k 1/2 bath
- Sold 2** Public Remarks: Great Home. Beautiful 4 Bedrooms, 3 bath, 2590 sq. ft. Home offers a room and full bath downstairs, lots of space for the family. New floors on kitchen and bathrooms, new kitchen counter tops. Garage is been converted to a studio with a nice and beautiful kitchen. Home is ready to move in and enjoy. SUBJECT TO A CANCELLATION OF EXISTING ESCROW. Adjustments: -10k sq ft
- Sold 3** Public Remarks: Come by and fall in love with this impeccable home!!! This property has been beautifully remodeled, with great attention to every detail. There is a downstairs bedroom and full bathroom. Some of it's great features are: updated flooring throughout, fresh paint throughout, new bathrooms, immense master bathroom with double shower, water filtration system, low maintenance yards with automatic drip system, newer HVAC, water heater and fencing, upgraded ceiling fans. Possible RV /Boat Storage on the side along with a 3 car garage. Natural lighting and close to shopping and schools. This cozy home is ready for its new owner!!! Adjustments: -20k close date

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				MLS sheet attached, subject listing was cancelled 4/23/2024 just before when title was transferred to current owner.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
01/11/2024	\$569,900	03/07/2024	\$539,900	Cancelled	04/23/2024	\$539,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$555,000	\$555,000
Sales Price	\$555,000	\$555,000
30 Day Price	\$545,000	--
Comments Regarding Pricing Strategy		
<p>MLS "Public Remarks: Welcome to this charming 4 bed 3 bath home with 2302 square feet of comfortable living space! This lovely property features a modern kitchen, perfect for the home chef or family who enjoys cooking and entertaining. The open-concept kitchen boasts modern cabinetry, and stylish countertops, providing a sleek and contemporary feel. The kitchen also features ample counter space and storage, making meal preparation a breeze. The spacious living room is perfect for hosting gatherings or relaxing after a long day, while the dining area provides the perfect space for family meals or entertaining guests. The four bedrooms are generously sized and offer plenty of natural light, creating a warm and welcoming atmosphere. The bathrooms have been updated with modern finishes and offer convenience and comfort for busy households. This home is just a short distance from schools, shopping, and entertainment, making it the perfect choice for those seeking a convenient and comfortable lifestyle. Don't miss out on the opportunity to make this charming property your forever home!" Local agents typically price properties low to encourage multiple offers. Final value represents a value with normal marketing times and based on the most similar and proximate comps in this report.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 3413 Woodbine Dr
Modesto, CA 95355



Front

L2 3804 Dillingham Ave
Modesto, CA 95357



Front

L3 304 N Mcclure Rd
Modesto, CA 95357



Front

Sales Photos

S1 3528 Dry Creek Dr
Modesto, CA 95357



Front

S2 3620 Highmore Ln
Modesto, CA 95357



Front

S3 509 Redfield Ave
Modesto, CA 95357



Front

ClearMaps Addendum

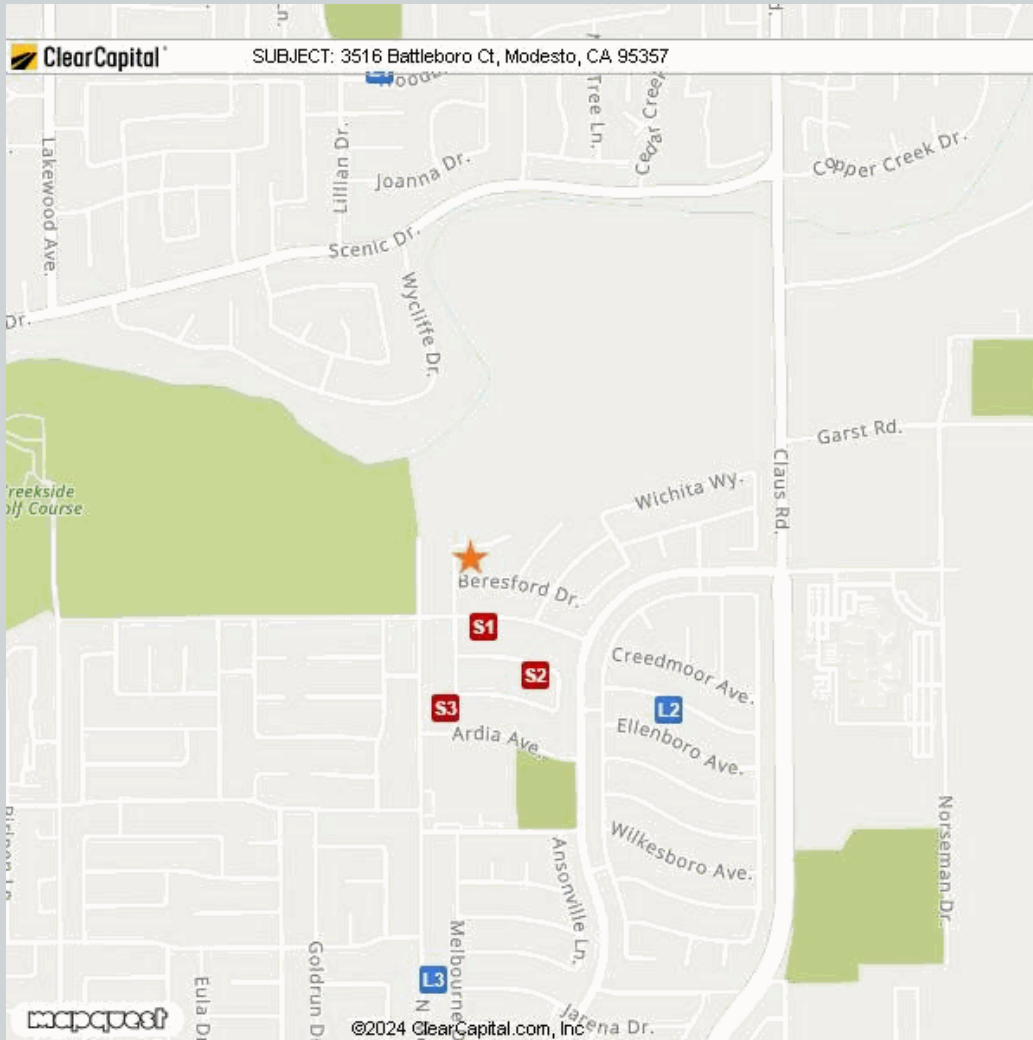
Address ★ 3516 Battleboro Court, Modesto, CA 95357

Loan Number 53535

Suggested List \$555,000

Suggested Repaired \$555,000

Sale \$555,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3516 Battleboro Court, Modesto, CA 95357	--	Parcel Match
L1 Listing 1	3413 Woodbine Dr, Modesto, CA 95357	0.67 Miles ¹	Parcel Match
L2 Listing 2	3804 Dillingham Ave, Modesto, CA 95357	0.34 Miles ¹	Parcel Match
L3 Listing 3	304 N McClure Rd, Modesto, CA 95357	0.58 Miles ¹	Parcel Match
S1 Sold 1	3528 Dry Creek Dr, Modesto, CA 95357	0.10 Miles ¹	Parcel Match
S2 Sold 2	3620 Highmore Ln, Modesto, CA 95357	0.18 Miles ¹	Parcel Match
S3 Sold 3	509 Redfield Ave, Modesto, CA 95357	0.21 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	Robert Searls	Company/Brokerage	Carrington Real Estate Services
License No	00450154	Address	1157 Copper Cottage Lane Modesto CA 95355
License Expiration	11/12/2025	License State	CA
Phone	2095314642	Email	brokerbobmodesto@gmail.com
Broker Distance to Subject	4.65 miles	Date Signed	05/06/2024

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.