

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	5013 Parks Avenue, Salida, CA 95368	Order ID	8769321	Property ID	34236820
Inspection Date	06/05/2023	Date of Report	06/06/2023		
Loan Number	53872	APN	135-006-012-000		
Borrower Name	Redwood Holdings LLC	County	Stanislaus		

Tracking IDs

Order Tracking ID	06.05.23 BPO Request	Tracking ID 1	06.05.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Duval William F / Duval Colleen	Condition Comments	
R. E. Taxes	\$70,540	Property was only partially visible due to giant tent/enclosed carport located in front of home. Property appeared to be in average condition. Located close to freeway access Curb appeal was not conforming to neighborhood due to giant tent/carport and bed truck filled with trash on the lawn.	
Assessed Value	\$5,868,000		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Leasehold		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	Neighborhood is older. Close to freeway access.	
Sales Prices in this Neighborhood	Low: \$240,000 High: \$460,000		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5013 Parks Avenue	5101 Escamilla Ave	4719 Broadway	4831 Aspen St
City, State	Salida, CA	Salida, CA	Salida, CA	Salida, CA
Zip Code	95368	95368	95368	95368
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.10 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,950	\$599,999	\$290,000
List Price \$	--	\$349,950	\$599,999	\$290,000
Original List Date		05/26/2023	05/24/2023	02/07/2023
DOM · Cumulative DOM	-- · --	10 · 11	12 · 13	36 · 119
Age (# of years)	66	51	63	64
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,028	1,196	1,686	889
Bdrm · Bths · ½ Bths	3 · 2	4 · 1	4 · 2	2 · 1
Total Room #	7	7	8	5
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.1414 acres	.2204 acres	.1309 acres
Other	--	--	--	--

* Listing 1 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 This property is decent comp, it has only 1 bath. The gross living area is just slightly larger, lot is slightly larger, it does not have a garage. Listing 1 and 3 are both comparable. There is limited inventory within this community.

Listing 2 This property has a larger gross living area and lot size, making it a superior listing. Making this not a good comp.

Listing 3 This property was most comparable in terms of gross living area, age, and lot size. It does have one less bedroom and bath. Which is why I gave the subject property a higher value. There is limited inventory on the market in this community which is why I had to expand my radius slightly.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5013 Parks Avenue	4531 Magnolia S	4819 Morgan St	4406 Finney Rd
City, State	Salida, CA	Salida, CA	Salida, CA	Salida, CA
Zip Code	95368	95368	95368	95368
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.20 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$250,000	\$379,000
List Price \$	--	\$285,000	\$250,000	\$379,000
Sale Price \$	--	\$262,000	\$242,000	\$360,000
Type of Financing	--	Conventional	Cash	Va
Date of Sale	--	12/17/2022	01/12/2023	01/09/2023
DOM · Cumulative DOM	-- · --	65 · 98	11 · 41	20 · 68
Age (# of years)	66	92	91	43
Condition	Average	Average	Average	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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,028	884	884	998
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	2 · 1	2 · 1
Total Room #	7	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.1986 acres	.2204 acres	.1423 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	-\$5,875
Adjusted Price	--	\$262,000	\$242,000	\$354,125

* 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** This home is substantially older but there were no other comps within the community that were near the gross living area which was the main drive when pulling comps. Lot size is comparable. This property only has a single bath.
- Sold 2** This home is substantially older but there were no other comps within the community that were near the gross living area which was the main drive when pulling comps. Lot size is slightly larger however. This property only has a single bath.
- Sold 3** Sold comp 3 was most comparable due to gross living area, age, and lot size. This property has been updated making it a little superior. It only was a 1 car garage, and 1 bathroom. Which is why I gave the subject property a little more in value. Interest rates have also climbed since this sale, causing home values to dip slightly.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property has never been listed on the MLS.			
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	\$365,000	\$365,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$340,000	--
Comments Regarding Pricing Strategy		
The main drive for pricing was based on gross living area, age, and lot size. Interest rates have gone up causing home prices to dip slightly. Some comps are pull from outside the standard radius due to low inventory within this community.		

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.
-------------------------	--

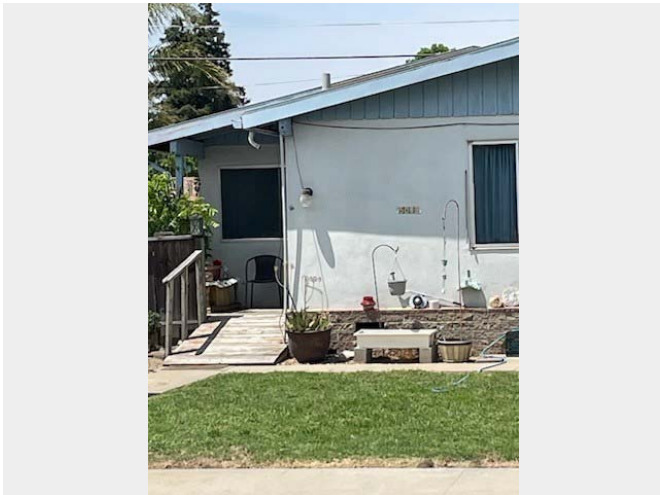
Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 5101 Escamilla Ave
Salida, CA 95368



Front

L2 4719 Broadway
Salida, CA 95368



Front

L3 4831 Aspen St
Salida, CA 95368



Front

Sales Photos

S1 4531 Magnolia S
Salida, CA 95368



Front

S2 4819 Morgan St
Salida, CA 95368



Front

S3 4406 Finney Rd
Salida, CA 95368



Front

ClearMaps Addendum

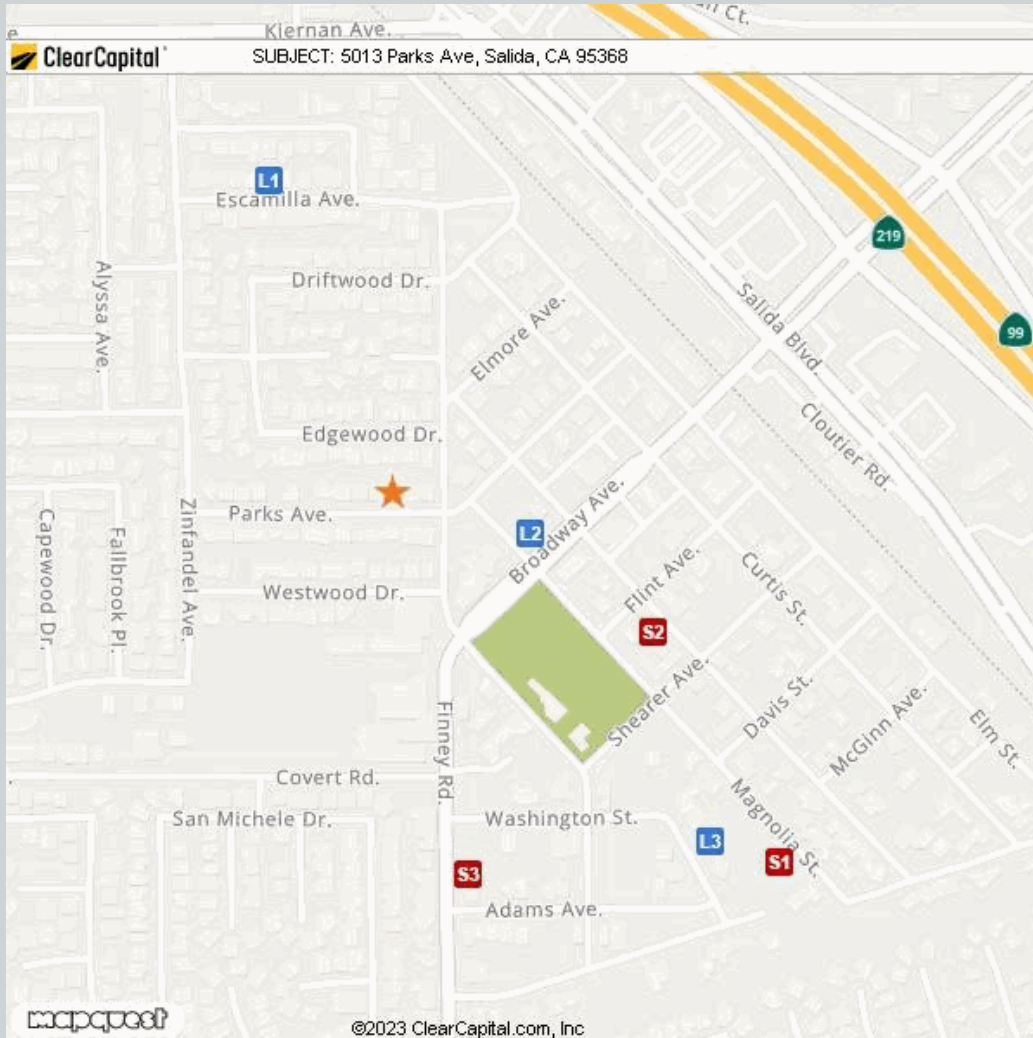
Address ★ 5013 Parks Avenue, Salida, CA 95368

Loan Number 53872

Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5013 Parks Avenue, Salida, CA 95368	--	Parcel Match
L1 Listing 1	5101 Escamilla Ave, Salida, CA 95368	0.23 Miles ¹	Parcel Match
L2 Listing 2	4719 Broadway, Salida, CA 95368	0.10 Miles ¹	Parcel Match
L3 Listing 3	4831 Aspen St, Salida, CA 95368	0.32 Miles ¹	Parcel Match
S1 Sold 1	4531 Magnolia S, Salida, CA 95368	0.36 Miles ¹	Parcel Match
S2 Sold 2	4819 Morgan St, Salida, CA 95368	0.20 Miles ¹	Parcel Match
S3 Sold 3	4406 Finney Rd, Salida, CA 95368	0.26 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Nicole Souza	Company/Brokerage	REMAX Executive
License No	02040345	Address	220-A Standiford Ave Modesto CA 95355
License Expiration	07/27/2025	License State	CA
Phone	2096148996	Email	ndias@mycvre.com
Broker Distance to Subject	5.09 miles	Date Signed	06/06/2023

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.