

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	3347 Firouzi Drive Ne, Moses Lake, WA 98837	Order ID	8805654	Property ID	34315479
Inspection Date	07/09/2023	Date of Report	07/10/2023		
Loan Number	53988	APN	121126110		
Borrower Name	Redwood Holdings LLC	County	Grant		

Tracking IDs

Order Tracking ID	06.27.23 BPO Request p3	Tracking ID 1	06.27.23 BPO Request p3
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Balanay, Jayson & Julie	Condition Comments Subject property roof needs replaced. Subject is similar to homes in neighborhood. Home looks like it could be vacant but there is a car in the driveway. Landscaping is lacking maintenance.
R. E. Taxes	\$2,146	
Assessed Value	\$186,495	
Zoning Classification	Single Family	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$10,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$10,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Neighborhood of similar home styles, close to the lake. Commerce is across the lake via a bridge
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$187,000 High: \$490,000	
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	3347 Firouzi Drive Ne	7590 Bouldercrest Rd Ne	3367 Firouzi Dr Ne	4364 Ne Orchard Dr
City, State	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA
Zip Code	98837	98837	98837	98837
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	4.37 ¹	0.03 ¹	4.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$550,000	\$378,500	\$350,000
List Price \$	--	\$550,000	\$378,500	\$350,000
Original List Date		04/06/2023	06/28/2023	06/13/2023
DOM · Cumulative DOM	-- · --	95 · 95	12 · 12	11 · 27
Age (# of years)	29	18	25	29
Condition	Average	Good	Good	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 Mobile Home	1 Story mobile home	1 Story mobile home	1 Story mobile home
# Units	1	1	1	1
Living Sq. Feet	1,716	1,960	1,782	1,512
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	3 · 2
Total Room #	7	8	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 4 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	1.03 acres	2.32 acres	1.03 acres	1.54 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** MLS #2050572, MLS Commentary: Looking for a breathtaking view and ample space? Look no further! This property boasts 4 bedrooms, 3 bathrooms, 3 living areas, and both a full kitchen and kitchenette. Enjoy sweeping views of McConihe, Moses Lake, mountains, and stunning sunsets from the comfort of your own home. The property includes a shop, carport, covered RV parking, and a large driveway with plenty of room to maneuver your vehicles. The gated entrance leads to a fully fenced pasture, fruit trees, garden space, landscaping, and a partially underground heated saltwater swimming pool. Inside, the home offers comfortable living spaces, including a separate apartment. Total unverified living space is over 2800 square feet. 5 minutes from boat launch at Connelly Park!
- Listing 2** MLS #2131866, MLS Commentary: An exquisite home nestled on just over an acre. If you've been searching for a property that combines the comfort of a beautiful home w/ ample outdoor space, your search ends here. This delightful residence boasts a captivating open concept design w/ vaulted ceilings. The expansive kitchen, living areas & Primary suite provides an ideal setting for relaxation and entertainment. The possibilities are endless. Imagine creating your own workshop, a garden, having horses, all with parking for your RV/Boat with a fully fenced yard. Enhancing the appeal of this property is a newer 12 x 24 shed complete w a ramp & power, perfect for storing mowers or equipment. The furnace & air conditioner are newer, offering climate control throughout the year.
- Listing 3** MLS #2127139, MLS Commentary: County living at its finest, 1.5 acres fully fenced with outbuildings. Featuring a well maintained 3 bed room 2 bathroom manufactured home. Enjoy Moses Lakes beautiful sunsets from a large deck facing the west. Lots of room to build your dream shop or to build pastures for your animals. This home will not disappoint.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3347 Firouzi Drive Ne	1813 W Bemis St	8654 Ne Vince Rd	9389 Ne Harris Rd
City, State	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA
Zip Code	98837	98837	98837	98837
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.92 ¹	2.76 ¹	3.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$310,000	\$329,000
List Price \$	--	\$269,900	\$310,000	\$329,000
Sale Price \$	--	\$272,300	\$310,000	\$312,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	05/31/2023	04/28/2023	04/19/2023
DOM · Cumulative DOM	-- · --	4 · 34	9 · 56	33 · 63
Age (# of years)	29	27	37	35
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 Mobile Home	1 Story mobile home	1 Story mobile home	1 Story mobile home
# Units	1	1	1	1
Living Sq. Feet	1,716	1,620	1,680	1,782
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2 · 1	4 · 2
Total Room #	7	7	7	8
Garage (Style/Stalls)	Detached 2 Car(s)	None	Detached 3 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.03 acres	.154 acres	.62 acres	2.09 acres
Other	--	--	--	--
Net Adjustment	--	+\$47,280	+\$9,980	-\$49,630
Adjusted Price	--	\$319,580	\$319,980	\$262,370

* Sold 2 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** Adjustments \$5,280 GLA, \$40,000 lot size, \$8,000 garage. -\$6,000 bedroom. MLS #2061406, MLS Commentary: Check out this completely remodeled four bedroom two bath manufactured home. Come see its amazing wide open floor plan with so much room to entertain. Complete with brand new kitchen cabinets, laminate flooring, brand new bathrooms, stainless steel refrigerator and stove, kitchen island and completely new lighting throughout. Brand new landscaping put in throughout! Underground water sprinklers new sod as well as gravel.
- Sold 2** Adjustments \$1,980, \$15,000 lot size. -\$3,000 1/2 bath, -\$4,000 garage. MLS #2038018, MLS Commentary: Come take a look at this spacious well kept 3 bedroom, 2.5 bath home on a double lot with a fully fenced yard. This home has a covered porch in front and an enclosed porch with a patio in the back. There is also a garage with a workshop behind the Home. Home features a mechanics dream with a 40 x 48 Shop with 3 Doors 11x13, 19x8, 8x8. Great spot to Park your RV. Shop is heated on one side with stairs to a storage area. Close to local shopping, schools, and amenities. Home will be sold as is. Schedule Your Showing Today!
- Sold 3** Adjustments -\$3,680 GLA, -\$6,000 bedroom, -\$40,000 lot size. MLS #2036550, MLS Commentary: 4 Bedroom 2 Bath Double wide on 2 acres. Shop with 200 amp service, storage shed, pantry, covered back patio area, new roof, front deck covered. New carpet, paint, and windows. Newer furnace, partially fenced yard. All appliances stay. Room for animals or larger shop.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sold on 02/21/2008 for \$177,000.				
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	\$310,000	\$320,000
Sales Price	\$310,000	\$320,000
30 Day Price	\$275,000	--
Comments Regarding Pricing Strategy		
Home priced according to available comps and assuming condition is average.		

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.
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Subject Photos



Front



Front



Front



Address Verification



Address Verification



Side

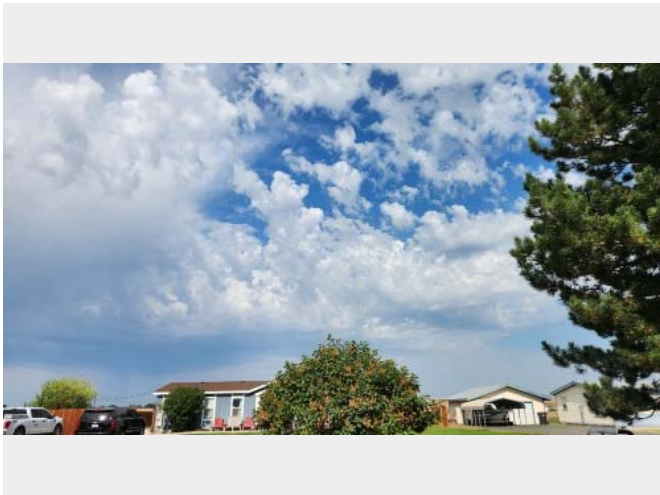
Subject Photos



Street



Street



Other

Listing Photos

L1 7590 Bouldercrest Rd NE
Moses Lake, WA 98837



Front

L2 3367 Firouzi Dr NE
Moses Lake, WA 98837



Front

L3 4364 NE Orchard Dr
Moses Lake, WA 98837



Front

Sales Photos

S1 1813 W Bemis St
Moses Lake, WA 98837



Front

S2 8654 NE Vince Rd
Moses Lake, WA 98837



Front

S3 9389 NE Harris Rd
Moses Lake, WA 98837



Front

ClearMaps Addendum

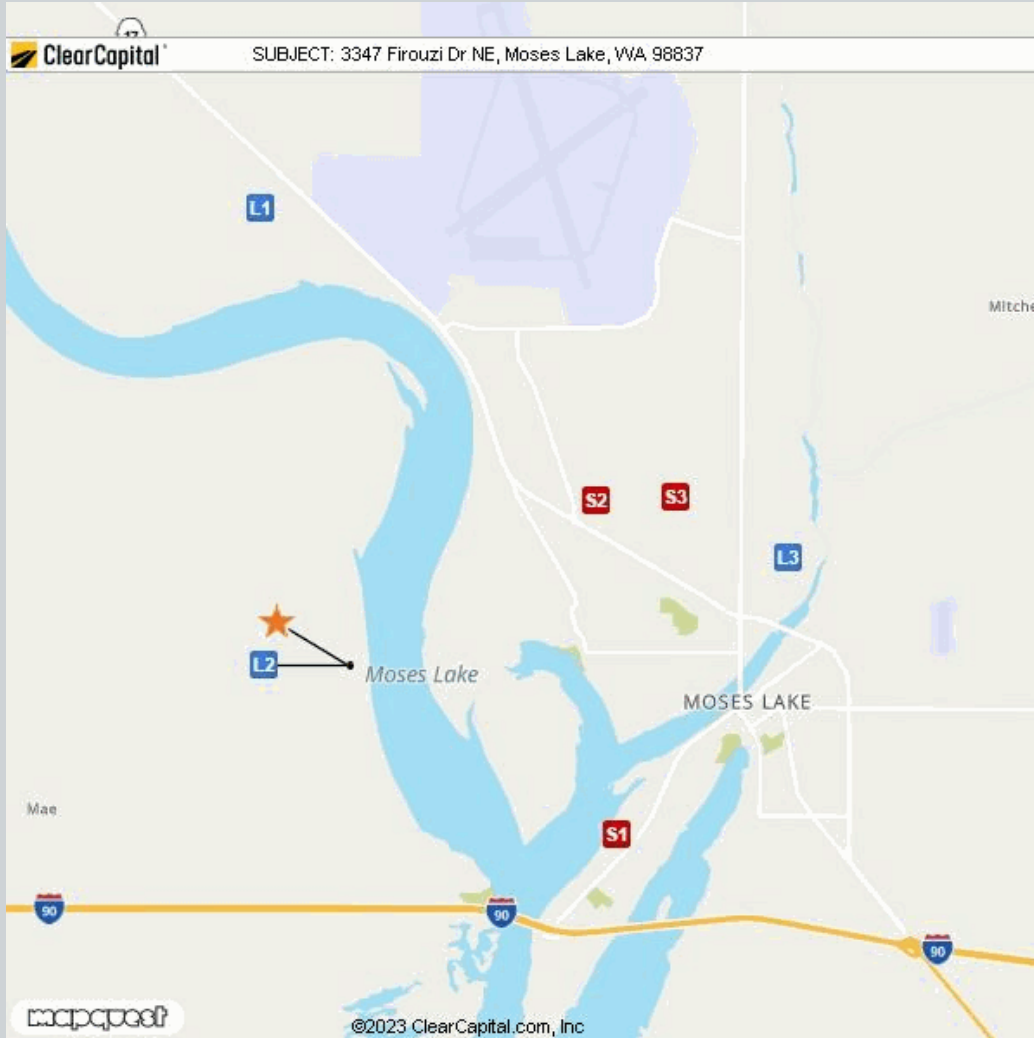
Address ★ 3347 Firouzi Drive Ne, Moses Lake, WA 98837

Loan Number 53988

Suggested List \$310,000

Suggested Repaired \$320,000

Sale \$310,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	3347 Firouzi Drive Ne, Moses Lake, WA 98837	--	Parcel Match
L1	Listing 1	7590 Bouldercrest Rd Ne, Moses Lake, WA 98837	4.37 Miles ¹	Parcel Match
L2	Listing 2	3367 Firouzi Dr Ne, Moses Lake, WA 98837	0.03 Miles ¹	Parcel Match
L3	Listing 3	4364 Ne Orchard Dr, Moses Lake, WA 98837	4.21 Miles ¹	Parcel Match
S1	Sold 1	1813 W Bemis St, Moses Lake, WA 98837	2.92 Miles ¹	Parcel Match
S2	Sold 2	8654 Ne Vince Rd, Moses Lake, WA 98837	2.76 Miles ¹	Parcel Match
S3	Sold 3	9389 Ne Harris Rd, Moses Lake, WA 98837	3.41 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	Nichole Duran-Phillips	Company/Brokerage	AgencyOne
License No	2784	Address	3620 Burchvale Rd Wenatchee WA 98801
License Expiration	02/13/2025	License State	WA
Phone	4258908589	Email	Nichole@thepreferreddbroker.com
Broker Distance to Subject	51.68 miles	Date Signed	07/10/2023

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

If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

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.