

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 | 2036 Shaw Avenue, Modesto, CALIFORNIA 95354 | Order ID | 9047273 | Property ID | 34842402 |
| Inspection Date | 12/02/2023 | Date of Report | 12/03/2023 | | |
| Loan Number | 54016 | APN | 034016034000 | | |
| Borrower Name | Redwood Holdings LLC | County | Stanislaus | | |

| Tracking IDs | | | | | |
|--------------------------|------------------|----------------------|------------------|--|--|
| Order Tracking ID | 11.29_UpdatedBPO | Tracking ID 1 | 11.29_UpdatedBPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| General Conditions | | Condition Comments |
|---------------------------------------|----------------------|---|
| Owner | REDWOOD HOLDINGS LLC | The subject is a one-story property that has 3 bedrooms, 2 baths and 1294 gross living area. It appears to be vacant as well. |
| R. E. Taxes | \$1,641 | |
| Assessed Value | \$150,284 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| 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 & Market Data | | Neighborhood Comments |
|--|--|---|
| Location Type | Suburban | The neighborhood is within 1/2 mile of a school, park, restaurants, shopping and a major thoroughfare. REO activity is at 3 percent of all sales. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$200000 High: \$520500 | |
| Market for this type of property | Remained Stable for the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2036 Shaw Avenue | 207 Severin Ave | 2128 Moran Ave | 325 Oakshire Ave |
| City, State | Modesto, CALIFORNIA | Modesto, CA | Modesto, CA | Modesto, CA |
| Zip Code | 95354 | 95354 | 95354 | 95354 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.64 ¹ | 0.13 ¹ | 0.23 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$379,950 | \$398,000 | \$429,900 |
| List Price \$ | -- | \$379,950 | \$398,000 | \$429,900 |
| Original List Date | | 11/17/2023 | 11/28/2023 | 11/27/2023 |
| DOM · Cumulative DOM | -- · -- | 15 · 16 | 5 · 5 | 6 · 6 |
| Age (# of years) | 60 | 76 | 58 | 73 |
| 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 | 1,294 | 1,254 | 1,536 | 1,643 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 1 | 3 · 2 | 3 · 1 |
| Total Room # | 6 | 6 | 6 | 5 |
| Garage (Style/Stalls) | Attached 2 Car(s) | None | Attached 2 Car(s) | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.13 acres | .17 acres | .19 acres | .17 acres |
| Other | none | none | none | none |

* 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 Listing 1 has 8000 for 1 fewer bathroom and 5000 for 2 fewer garages, and -2000 for superior acreage and 4800 for inferior build date. No other adjustments are needed.

Listing 2 Listing 2 has -24200 for superior gross living area than the subject property and -3000 for superior acreage. No other adjustments are needed.

Listing 3 Listing 3 has -34900 for superior gross living area than the subject property, 8000 for 1 fewer bathroom and 3900 for inferior build date and 5000 for 2 fewer garages. No other adjustments are needed.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2036 Shaw Avenue | 2121 Shaw | 2344 Meta Ct | 601 Oakshire Ave |
| City, State | Modesto, CALIFORNIA | Modesto, CA | Modesto, CA | Modesto, CA |
| Zip Code | 95354 | 95354 | 95354 | 95354 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.10 ¹ | 0.37 ¹ | 0.17 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$379,000 | \$409,000 | \$450,000 |
| List Price \$ | -- | \$379,000 | \$409,000 | \$450,000 |
| Sale Price \$ | -- | \$379,000 | \$410,000 | \$454,000 |
| Type of Financing | -- | Fha | Conv | Fha |
| Date of Sale | -- | 12/01/2023 | 07/25/2023 | 08/04/2023 |
| DOM · Cumulative DOM | -- · -- | 6 · 40 | 32 · 88 | 17 · 42 |
| Age (# of years) | 60 | 63 | 69 | 44 |
| 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 | 1,294 | 1,248 | 1,248 | 1,312 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 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 | -- | -- | -- | -- |
| Lot Size | 0.13 acres | .13 acres | .17 acres | .15 acres |
| Other | none | none | none | none |
| Net Adjustment | -- | \$0 | -\$4,700 | -\$4,800 |
| Adjusted Price | -- | \$379,000 | \$405,300 | \$449,200 |

* 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** Sold 1 has 46 fewer gross living area and similar acreage, bedrooms and baths. It is located a few houses down from the subject and would be the most similar to the subject.
- Sold 2** Sold 2 has 46 fewer gross living area than the subject property, -2000 for superior acreage and -2700 for superior build date. No other adjustment appear to be needed.
- Sold 3** Sold 3 has 64 more gross living area than the subject property. -4800 for superior build date than the subject property. No other adjustments appear to be needed.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | It last sold for 280000 on 05/15/2023 but was an off-market sale. No data was able to be collected on this sale. | | | |
| 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 |
| 09/07/2023 | \$439,900 | 10/07/2023 | \$429,900 | Expired | 11/23/2023 | \$429,900 | MLS |

Marketing Strategy

| | | |
|--|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$395,000 | \$395,000 |
| Sales Price | \$385,000 | \$385,000 |
| 30 Day Price | \$375,000 | -- |
| Comments Regarding Pricing Strategy | | |
| The emphases of value is placed on Sale 1 as it is the most similar property compared to the subject. It also is located right next to the subject property too. | | |

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



Side



Side



Street



Street

Subject Photos



Street



Other

Listing Photos

L1 207 Severin Ave
Modesto, CA 95354



Front

L2 2128 Moran Ave
Modesto, CA 95354



Front

L3 325 Oakshire Ave
Modesto, CA 95354



Front

Sales Photos

S1 2121 Shaw
Modesto, CA 95354



Front

S2 2344 Meta Ct
Modesto, CA 95354



Front

S3 601 Oakshire Ave
Modesto, CA 95354



Front

ClearMaps Addendum

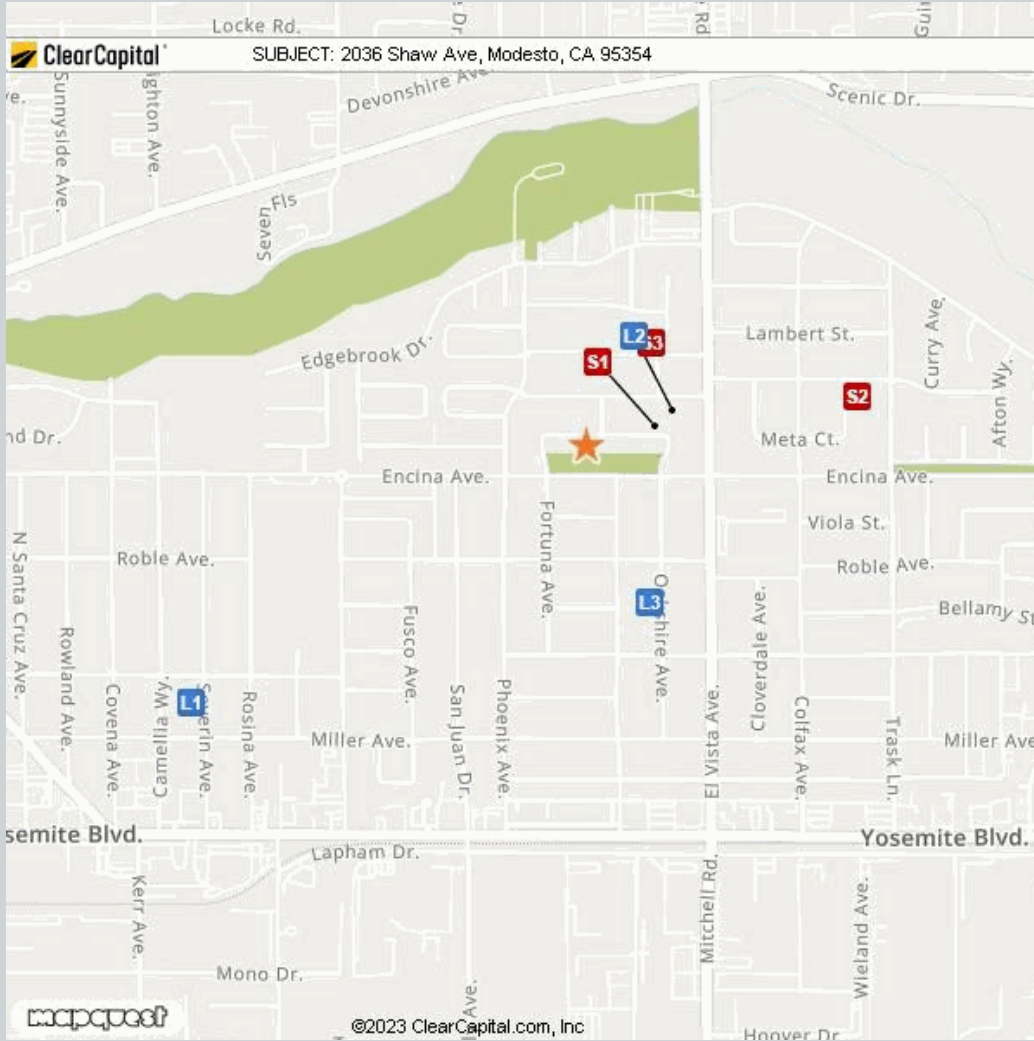
Address ★ 2036 Shaw Avenue, Modesto, CALIFORNIA 95354

Loan Number 54016

Suggested List \$395,000

Suggested Repaired \$395,000

Sale \$385,000



Comparable

| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 2036 Shaw Avenue, Modesto, California 95354 | -- | Parcel Match |
| L1 Listing 1 | 207 Severin Ave, Modesto, CA 95354 | 0.64 Miles ¹ | Parcel Match |
| L2 Listing 2 | 2128 Moran Ave, Modesto, CA 95354 | 0.13 Miles ¹ | Parcel Match |
| L3 Listing 3 | 325 Oakshire Ave, Modesto, CA 95354 | 0.23 Miles ¹ | Parcel Match |
| S1 Sold 1 | 2121 Shaw, Modesto, CA 95354 | 0.10 Miles ¹ | Parcel Match |
| S2 Sold 2 | 2344 Meta Ct, Modesto, CA 95354 | 0.37 Miles ¹ | Parcel Match |
| S3 Sold 3 | 601 Oakshire Ave, Modesto, CA 95354 | 0.17 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 | Matthew Zgonc 1 | Company/Brokerage | Elite REO Services |
| License No | 01782208 | Address | 2800 braden ave Modesto CA 95350 |
| License Expiration | 11/28/2026 | License State | CA |
| Phone | 2099187416 | Email | matthew.zgonc@elitereo.com |
| Broker Distance to Subject | 5.51 miles | Date Signed | 12/03/2023 |

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:

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