

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	5810 120th Place, Marysville, WASHINGTON 98271	Order ID	9047273	Property ID	34842404
Inspection Date	11/30/2023	Date of Report	12/03/2023		
Loan Number	54088	APN	01084700001400		
Borrower Name	Redwood Holdings LLC	County	Snohomish		

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

General Conditions		
Owner	Redwood Holdings LLC	Condition Comments Split level Home appears to need a new roof and garage door appears to need paint. Good location close to all amenities.
R. E. Taxes	\$3,501	
Assessed Value	\$449,000	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$20,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$20,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Neighborhood is made up of larger upscale homes on above average lot sizes. Excellent location close to schools, retail and all amenities. Market is picking up after declines over the last year. REO activity is low.
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$900,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5810 120th Place	6008 97th St Ne	4416 127th St Ne	9719 62nd Dr Ne
City, State	Marysville, WASHINGTON	Marysville, WA	Marysville, WA	Marysville, WA
Zip Code	98271	98270	98271	98270
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.44 ¹	0.98 ¹	1.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,996	\$525,000	\$545,000
List Price \$	--	\$579,975	\$525,000	\$545,000
Original List Date		10/06/2023	11/30/2023	10/30/2023
DOM · Cumulative DOM	-- · --	55 · 58	2 · 3	3 · 34
Age (# of years)	14	55	54	55
Condition	Fair	Average	Fair	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	Split split	Split split	Split split	Split split
# Units	1	1	1	1
Living Sq. Feet	1,855	1,864	1,812	1,804
Bdrm · Bths · ½ Bths	3 · 3	4 · 2	4 · 2	5 · 2
Total Room #	7	7	7	7
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	.2 acres	.14 acres	.2 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.

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

Listing 1 Split level home- superior condition- inferior year built- similar square footage, location, style and lot size. Fair market sale.

Listing 2 Most similar comp in condition- home needs repairs- Inferior year built- similar square footage, location, style, and lot size. Fair market sale.

Listing 3 Split level home- superior condition- inferior year built- similar square footage, location, style and lot size. Fair market sale -

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5810 120th Place	4619 108th St Ne	6117 98th St Ne	10509 57th Dr Ne
City, State	Marysville, WASHINGTON	Marysville, WA	Marysville, WA	Marysville, WA
Zip Code	98271	98271	98270	98270
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.01 ¹	1.38 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$485,000	\$575,000	\$585,000
List Price \$	--	\$485,000	\$575,000	\$585,000
Sale Price \$	--	\$500,000	\$568,000	\$590,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	08/25/2023	09/28/2023	10/16/2023
DOM · Cumulative DOM	-- · --	4 · 22	6 · 35	1 · 40
Age (# of years)	14	56	55	21
Condition	Fair	Fair	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	Split split	Split split	Split split	Split split
# Units	1	1	1	1
Living Sq. Feet	1,855	1,776	1,812	2,002
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	4 · 2 · 1	5 · 3
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	.2 acres	.22 acres	.14 acres	.11 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,950	+\$9,900	-\$9,100
Adjusted Price	--	\$510,950	\$577,900	\$580,900

* 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** Value adjustments +3950 sq footage +8000 year built -1000 garage. Split level home -needs repairs. Inferior year built- similar sq footage, location, style and lot size. Fair market sale.
- Sold 2** Value adjustments +2150 sq footage +7750 year built. Superior condition- similar location, style, sq footage and lot size. Inferior year built. Fair market sale.
- Sold 3** Value adjustment -7350 sq footage -1750 year built. Most similar as repaired comp- similar square footage, location, style, year built and lot size. Fair market sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home does not appear to have been listed since last sale in 2009			
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	\$535,000	\$575,000
Sales Price	\$530,000	\$570,000
30 Day Price	\$525,000	--
Comments Regarding Pricing Strategy		
Search was expanded to a two mile radius with expanded condition and year built criteria. Values given best reflect current appreciating market conditions with "fixer" properties in high demand.		

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



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 6008 97th St NE
Marysville, WA 98270



Front

L2 4416 127th St NE
Marysville, WA 98271



Front

L3 9719 62nd Dr NE
Marysville, WA 98270



Front

Sales Photos

S1 4619 108th St NE
Marysville, WA 98271



Front

S2 6117 98th St NE
Marysville, WA 98270



Front

S3 10509 57th Dr NE
Marysville, WA 98270



Front

ClearMaps Addendum

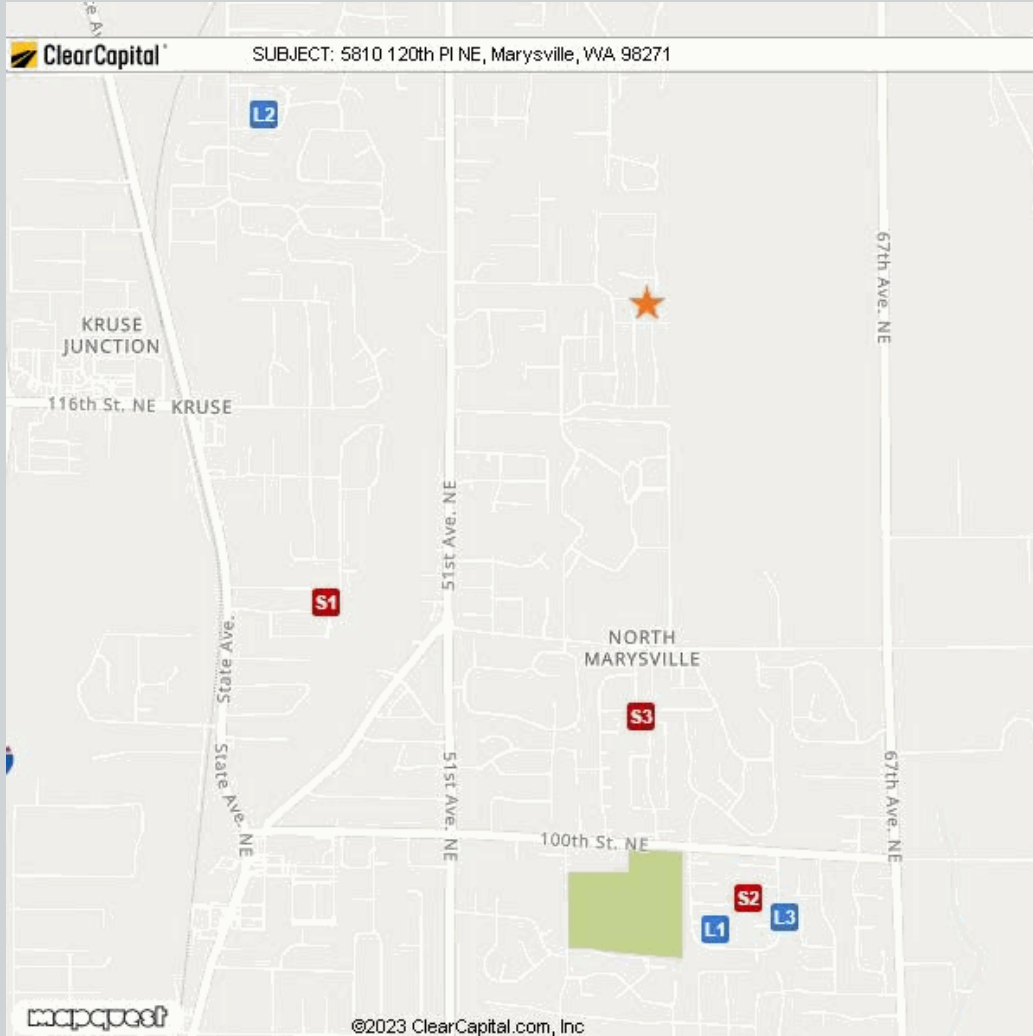
Address ★ 5810 120th Place, Marysville, WASHINGTON 98271

Loan Number 54088

Suggested List \$535,000

Suggested Repaired \$575,000

Sale \$530,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5810 120th Place, Marysville, Washington 98271	--	Parcel Match
L1 Listing 1	6008 97th St Ne, Marysville, WA 98270	1.44 Miles ¹	Parcel Match
L2 Listing 2	4416 127th St Ne, Marysville, WA 98271	0.98 Miles ¹	Parcel Match
L3 Listing 3	9719 62nd Dr Ne, Marysville, WA 98270	1.44 Miles ¹	Parcel Match
S1 Sold 1	4619 108th St Ne, Marysville, WA 98271	1.01 Miles ¹	Parcel Match
S2 Sold 2	6117 98th St Ne, Marysville, WA 98270	1.38 Miles ¹	Parcel Match
S3 Sold 3	10509 57th Dr Ne, Marysville, WA 98270	0.95 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	Dennis Sanders	Company/Brokerage	Williams Real Estate Brokers
License No	46079	Address	3021 74th Dr NE Marysville WA 98270
License Expiration	04/14/2024	License State	WA
Phone	4254222221	Email	dsbylake111@gmail.com
Broker Distance to Subject	5.56 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

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.