

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	165 Daisy Mae Lane, Sun Valley, NV 89433	Order ID	9114473	Property ID	34989371
Inspection Date	01/18/2024	Date of Report	01/18/2024		
Loan Number	54253	APN	085-442-45		
Borrower Name	Redwood Holdings LLC	County	Washoe		

Tracking IDs					
Order Tracking ID	1.17_Citi_BPO_Update	Tracking ID 1	1.17_Citi_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments	
R. E. Taxes	\$68,358	Subjects Exterior appears adequately average maintained with no visible physical damages or deferred maintenance noted. Interior condition, upgrades and improvements not known.	
Assessed Value	\$163,582		
Zoning Classification	MDS		
Property Type	Manuf. Home		
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

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Subjects Neighborhood consists of dominantly manufactured and mobile homes in fairly close proximity to public amenities. Houses and lot sizes are mostly conforming.	
Sales Prices in this Neighborhood	Low: \$147,000 High: \$407,000		
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	165 Daisy Mae Lane	5640 Duclercque Way	5541 Yukon Drive	5259 Flintstone
City, State	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV
Zip Code	89433	89433	89433	89433
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.58 ¹	0.91 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$370,000	\$422,000	\$330,000
List Price \$	--	\$345,000	\$409,000	\$330,000
Original List Date		09/22/2023	10/20/2023	12/01/2023
DOM · Cumulative DOM	-- · --	118 · 118	90 · 90	48 · 48
Age (# of years)	41	50	36	46
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 MH Real Property	1 Story MH Real Property	1 Story MH Real Property	1 Story MH Real Property
# Units	1	1	1	1
Living Sq. Feet	1,536	1,440	1,704	1,560
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 3 Car(s)	Attached 4 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.51 acres	0.33 acres	0.37 acres	0.35 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 Fenced yard, Detached 3 car garage, add gravel parking, covered deck, new interior paint, updated bathrooms, new vinyl plank flooring, new carpet, upgraded kitchen, granite countertops, stainless appliances

Listing 2 landscaped, add paved parking, large, paved patio, vinyl plank wood flooring, standard bathroom features, standard kitchen features

Listing 3 covered deck, shed, vinyl plank flooring, partially updated newer interior paint, standard kitchen features, standard bathroom features, no significant updates or upgrades

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	165 Daisy Mae Lane	523 Aloha Way	5575 Lil Abner Ln	5867 Middle Fork Dr
City, State	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV	Sun Valley, NV
Zip Code	89433	89433	89433	89433
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.05 ¹	0.73 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$359,900	\$330,000	\$375,000
List Price \$	--	\$364,000	\$330,000	\$375,000
Sale Price \$	--	\$371,000	\$350,000	\$390,000
Type of Financing	--	Fha	Va	Fha
Date of Sale	--	10/12/2023	09/18/2023	10/03/2023
DOM · Cumulative DOM	-- · --	213 · 295	60 · 60	75 · 75
Age (# of years)	41	47	38	45
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 MH Real Property	1 Story MH Real Property	1 Story MH Real Property	1 Story MH Real Property
# Units	1	1	1	1
Living Sq. Feet	1,536	1,500	1,620	1,584
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.51 acres	0.35 acres	0.41 acres	0.34 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$371,000	\$350,000	\$390,000

* 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** extended paved driveway partial fencing, covered patio, shed, new vinyl plank wood flooring, updated and upgraded kitchen, granite counter tops, stainless appliances, new interior paint
- Sold 2** landscaped, add gravel parking, covered deck, shed, no significant updates or upgrades, standard kitchen and bathrooms features
- Sold 3** partial landscape, add gravel parking, new interior paint, new carpet, updated and partially upgraded bathrooms, updated and upgraded kitchen, stainless appliances

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Not active listed			
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	\$380,000	\$380,000
Sales Price	\$370,000	\$370,000
30 Day Price	\$340,000	--
Comments Regarding Pricing Strategy		
<p>Marketing Strategy AS IS sale. Premise for recommended list price based on most recent comparables within subjects expanded neighborhood, considering very low and lack of active inventory, increasing strong demand combined with rapidly increasing values. Furthermore subjects location, exterior condition at time of inspection. Due to the subjects characteristics and market availability a wide spread of values is unavoidable . Due to lack of further recent comparables we had to expand the search radius furthermore expands the GLA, year built and lot size variances and sales date.</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



Side



Side



Street



Street

Listing Photos

L1 5640 Duclercque Way
Sun Valley, NV 89433



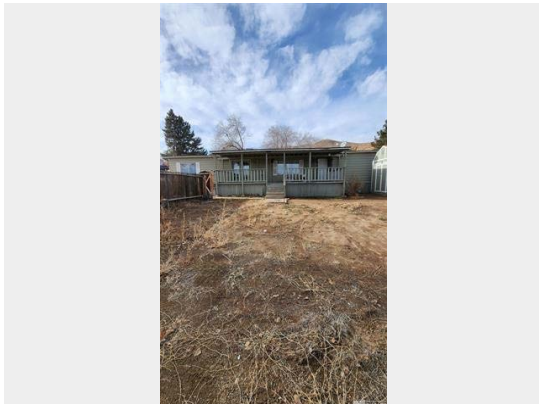
Front

L2 5541 Yukon Drive
Sun Valley, NV 89433



Front

L3 5259 Flintstone
Sun Valley, NV 89433



Front

Sales Photos

S1 523 Aloha Way
Sun Valley, NV 89433



Front

S2 5575 Lil Abner Ln
Sun Valley, NV 89433



Front

S3 5867 Middle Fork Dr
Sun Valley, NV 89433



Front

ClearMaps Addendum

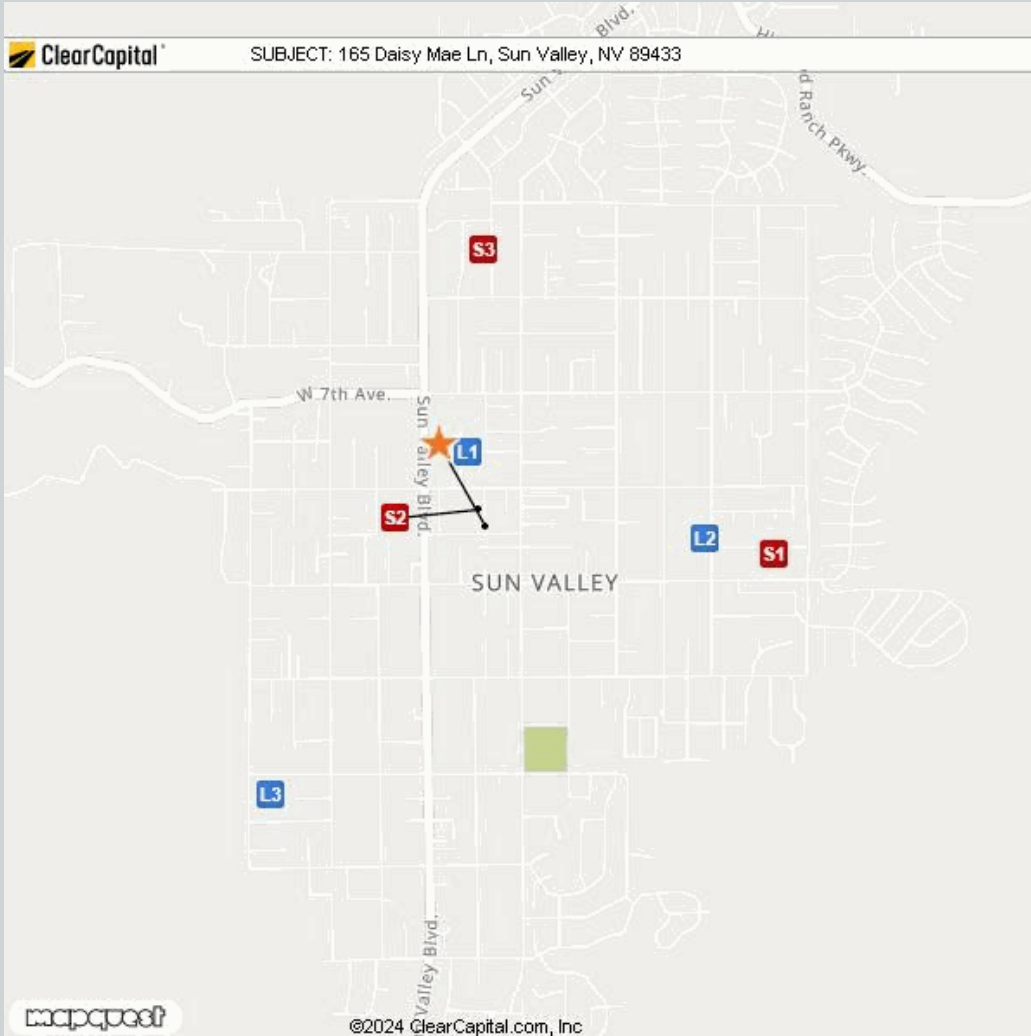
Address ★ 165 Daisy Mae Lane, Sun Valley, NV 89433

Loan Number 54253

Suggested List \$380,000

Suggested Repaired \$380,000

Sale \$370,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	165 Daisy Mae Lane, Sun Valley, NV 89433	--	Parcel Match
L1 Listing 1	5640 Duclercque Way, Sun Valley, NV 89433	0.20 Miles ¹	Parcel Match
L2 Listing 2	5541 Yukon Drive, Sun Valley, NV 89433	0.58 Miles ¹	Parcel Match
L3 Listing 3	5259 Flintstone, Sun Valley, NV 89433	0.91 Miles ¹	Parcel Match
S1 Sold 1	523 Aloha Way, Sun Valley, NV 89433	0.77 Miles ¹	Parcel Match
S2 Sold 2	5575 Lil Abner Ln, Sun Valley, NV 89433	0.05 Miles ¹	Parcel Match
S3 Sold 3	5867 Middle Fork Dr, Sun Valley, NV 89433	0.73 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.

Report Instructions - cont.

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.

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	Christopher Hieke	Company/Brokerage	Dickson Realty
License No	BS.0143556	Address	1030 Caughlin Pkwy Reno NV 89519
License Expiration	04/30/2024	License State	NV
Phone	7752877169	Email	chrishieke7@gmail.com
Broker Distance to Subject	7.85 miles	Date Signed	01/18/2024

/Christopher Hieke/

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.

Addendum: NV Broker's Price Opinion Qualification

The attached Broker's Price Opinion ("BPO") has been prepared by: **Christopher Hieke** ("Licensee"), **BS.0143556** (License #) who is an active licensee in good standing.

Licensee is affiliated with **Dickson Realty** (Company).

This Addendum is an integral part of the BPO prepared by Licensee and the BPO is considered incomplete without it.

1. This BPO has been prepared for **Wedgewood Inc** (Beneficiary or agent of Beneficiary hereinafter "Beneficiary") regarding the real property commonly known and described as: **165 Daisy Mae Lane, Sun Valley, NV 89433**
2. Licensee is informed that the Beneficiary's interest in the real property is that of a third party making decisions or performing due diligence for an existing or potential lien holder.
3. The intended purpose of this BPO is to assist the Beneficiary in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence.
4. Licensee certifies that Licensee has no existing or contemplated interest in the property, including without limitation the possibility of Licensee representing the seller or any purchaser.

Issue date: **January 18, 2024**

Licensee signature: **/Christopher Hieke/**

NOTWITHSTANDING ANY PREPRINTED LANGUAGE TO THE CONTRARY, THIS OPINION IS NOT AN APPRAISAL OF THE MARKET VALUE OF THE PROPERTY. IF AN APPRAISAL IS DESIRED, THE SERVICES OF A LICENSED OR CERTIFIED APPRAISER MUST BE OBTAINED.

Disclaimer

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

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.