

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	23212 Saklan Road, Hayward, CA 94545	Order ID	9205971	Property ID	35173663
Inspection Date	03/11/2024	Date of Report	03/12/2024		
Loan Number	54590	APN	441008700102		
Borrower Name	Redwood Holdings LLC	County	Alameda		

Tracking IDs					
Order Tracking ID	3.8_CitiBPO_update_2	Tracking ID 1	3.8_CitiBPO_update_2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	FAJARDO,NELSON	Condition Comments	
R. E. Taxes	\$8,203	The subject is a middle unit 2 story townhome that appears to be in good condition. The property is currently active on the market for sale. The property shows well and there are no visual repairs needed. The property sits across from what appears to be a commercial business.	
Assessed Value	\$645,728		
Zoning Classification	Residential		
Property Type	PUD		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Unknown 855-333-5149		
Association Fees	\$265 / Month (Insurance,Other: common area/playground)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	The subject is located in an established neighborhood in an area of mixed styles and values. Value is based on property type, year of construction and upkeep. The residential neighborhood sits directly across from many commercial businesses which may potentially impact marketability. There is minimal REO activity in the immediate area. Seller concessions remain at an acceptable range and surrounding properties appear well maintained.	
Sales Prices in this Neighborhood	Low: \$840320 High: \$1272839		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	23212 Saklan Road	24264 Nora Cir	25938 Madeline Ln	23247 Nevada Rd
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94545	94545	94545	94541
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	1.04 ¹	0.91 ¹
Property Type	PUD	PUD	SFR	SFR
Original List Price \$	\$	\$988,000	\$948,998	\$698,000
List Price \$	--	\$988,000	\$948,998	\$698,000
Original List Date		02/20/2024	01/24/2024	02/29/2024
DOM · Cumulative DOM	-- · --	21 · 21	14 · 48	6 · 12
Age (# of years)	9	6	65	73
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Limited Sight	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,386	1,632	1,244	1,511
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2
Total Room #	7	7	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	.04 acres	0.05 acres	.12 acres	.12 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 home is superior to the subject in GLA and lot size. This home is most similar to the subject in style, room count and is in close proximity to the subject.

Listing 2 This home is inferior in GLA yet superior in style as this is a detached SFR that sits on a larger lot.

Listing 3 This home is superior in GLA and in style as this is a detached SFR that sits on a larger lot.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	23212 Saklan Road	1563 Glenn St	2449 Depot Rd	911 Hohener Ave
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94545	94545	94545	94541
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.78 ¹	0.74 ¹
Property Type	PUD	PUD	SFR	SFR
Original List Price \$	--	\$850,000	\$929,000	\$725,000
List Price \$	--	\$850,000	\$929,000	\$725,000
Sale Price \$	--	\$890,000	\$929,000	\$850,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/25/2023	02/13/2024	02/22/2024
DOM · Cumulative DOM	-- · --	34 · 34	74 · 74	48 · 48
Age (# of years)	9	9	96	72
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Limited Sight	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Mediterranean	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,386	1,386	1,696	1,104
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 1 · 1
Total Room #	7	7	8	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	.04 acres	0.03 acres	0.21 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$90,750	-\$9,750
Adjusted Price	--	\$890,000	\$838,250	\$840,250

* 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** This home is similar to the subject in all aspects including style and is located within the same HOA community. No adjustment needed
- Sold 2** This home is superior to the subject in GLA (-38750) offering more bedrooms and sits on a larger lot (-17000). The style is also detached home (-35000).
- Sold 3** This home is inferior to the subject in GLA (35250) more bedrooms and sits on a larger lot (-10000). The style is also detached home (-35000).

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Compass	The subject property is currently listed for sale as of 2/28/2024					
Listing Agent Name	Alex Lam						
Listing Agent Phone	415-860-5092						
# 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
02/28/2024	\$848,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$872,000	\$872,000
Sales Price	\$855,000	\$855,000
30 Day Price	\$847,000	--
Comments Regarding Pricing Strategy		
<p>Necessary to exceed guidelines in many areas due to lack of available comps within parameters. Unable to meet all requirements of this report as there are no similar PUD residents actively on the market within proximity. To go beyond proximity heavily impacts value by well over 20% in value. The search was expanded out 12 months and the GLA use 1000-1700 sq ft. All variances have been considered when determining value. Sale 1 heavily weighted to consider the suggested pricing. There are no repairs needed and the subject shows well. The property is currently listed and should be priced competitively. The comps in the record has created the best available sales bracket based on most similar to the subjects GLA and condition.</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



Back



Street

Subject Photos



Street



Street



Garage



Other



Other

Listing Photos

L1 24264 Nora Cir
Hayward, CA 94545



Front

L2 25938 Madeline Ln
Hayward, CA 94545



Front

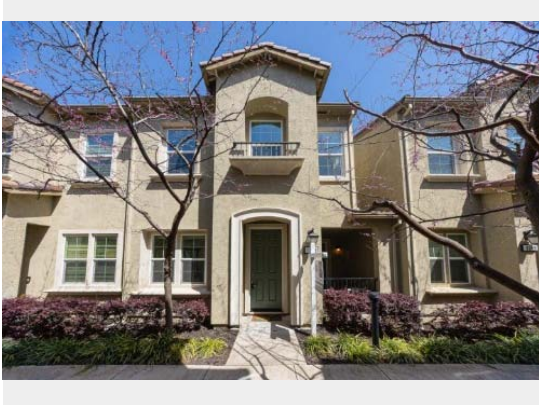
L3 23247 Nevada Rd
Hayward, CA 94541



Front

Sales Photos

S1 1563 Glenn St
Hayward, CA 94545



Front

S2 2449 Depot Rd
Hayward, CA 94545



Front

S3 911 Hohener Ave
Hayward, CA 94541



Front

ClearMaps Addendum

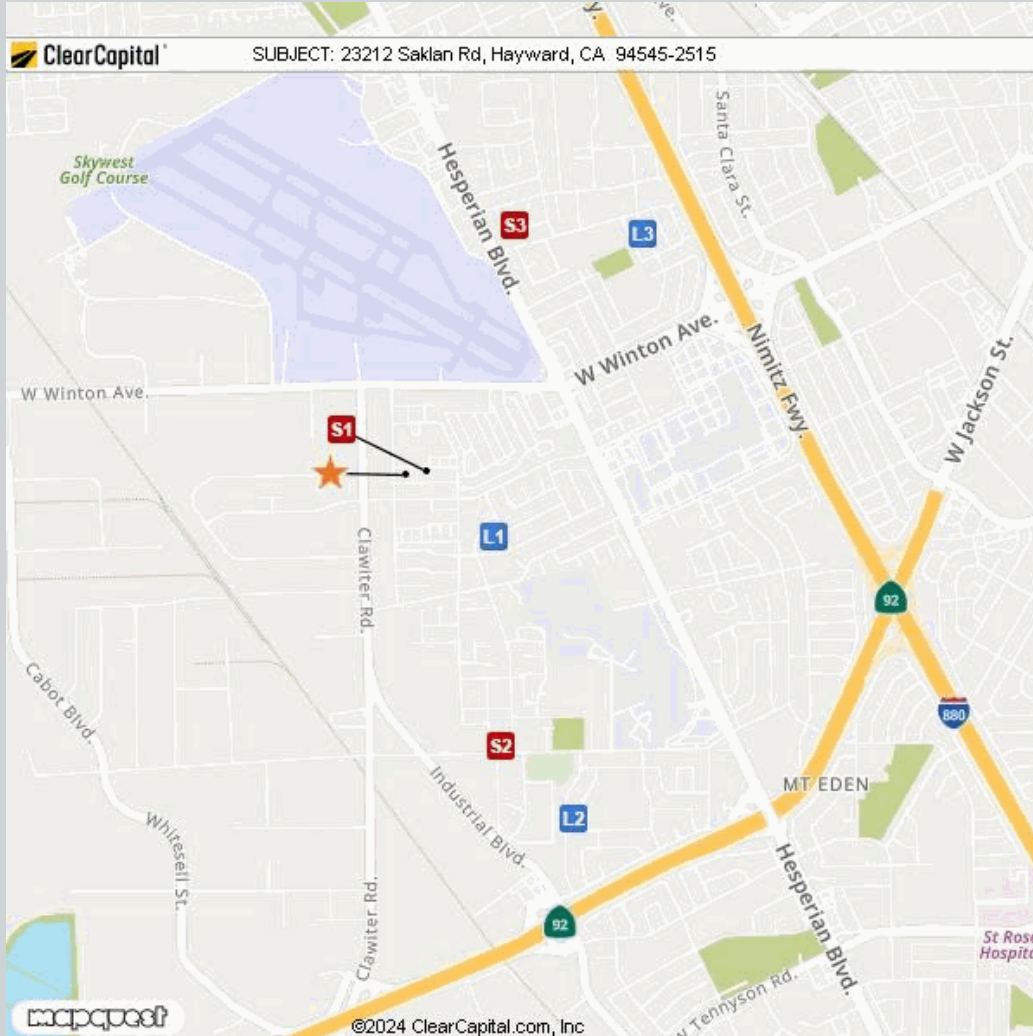
Address ★ 23212 Saklan Road, Hayward, CA 94545

Loan Number 54590

Suggested List \$872,000

Suggested Repaired \$872,000

Sale \$855,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	23212 Saklan Road, Hayward, CA 94545	--	Parcel Match
L1 Listing 1	24264 Nora Cir, Hayward, CA 94545	0.29 Miles ¹	Parcel Match
L2 Listing 2	25938 Madeline Ln, Hayward, CA 94545	1.04 Miles ¹	Parcel Match
L3 Listing 3	23247 Nevada Rd, Hayward, CA 94541	0.91 Miles ¹	Parcel Match
S1 Sold 1	1563 Glenn St, Hayward, CA 94545	0.06 Miles ¹	Parcel Match
S2 Sold 2	2449 Depot Rd, Hayward, CA 94545	0.78 Miles ¹	Parcel Match
S3 Sold 3	911 Hohener Ave, Hayward, CA 94541	0.74 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	Leticia Charles	Company/Brokerage	Realty One Group Future
License No	02044671	Address	3300 E. Castro Valley Blvd Ste D Castro Valley CA 94552
License Expiration	09/13/2025	License State	CA
Phone	5108282381	Email	homeservicesbytish@gmail.com
Broker Distance to Subject	4.35 miles	Date Signed	03/12/2024

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.