

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	2125 Cooper Crest Street Nw, Olympia, WA 98502	Order ID	8889274	Property ID	34530588
Inspection Date	08/24/2023	Date of Report	08/25/2023		
Loan Number	54913	APN	42130001800		
Borrower Name	Redwood Holdings LLC	County	Thurston		

Tracking IDs					
Order Tracking ID	08.21.23 BPO Request	Tracking ID 1	08.21.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	ROWLEY, E DEREK	Condition Comments Subject is in average condition for a home of this age with no signs of deferred maintenance. Located in established neighborhood.
R. E. Taxes	\$3,136	
Assessed Value	\$527,600	
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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Generally conforming homes on large lots with well landscaped yards free of debris. Within ten minutes of most amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$850,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2125 Cooper Crest Street Nw	2124 Division St Nw	3914 Crestwood Lane Nw	2732 Langridge Lp Nw
City, State	Olympia, WA	Olympia, WA	Olympia, WA	Olympia, WA
Zip Code	98502	98502	98502	98502
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	0.21 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,950	\$464,900	\$647,900
List Price \$	--	\$599,950	\$464,900	\$647,900
Original List Date		08/08/2023	08/01/2023	07/27/2023
DOM · Cumulative DOM	-- · --	17 · 17	20 · 24	3 · 29
Age (# of years)	18	36	17	43
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Pastoral	Neutral ; Power Lines	Neutral ; Residential
Style/Design	2 Stories NW CONTEMPORARY	2 Stories NW CONTEMPORARY	1.5 Stories NW CONTEMPORARY	2 Stories NW CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	3,048	2,912	1,746	2,678
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 3
Total Room #	8	8	7	8
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	.17 acres	.22 acres	.10 acres	.20 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED

* 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.

Current Listings - Cont.

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

- Listing 1** Almost 3,000SqFt 4Bed 1.75Bath, great size complimenting a great layout. Remodeled less than 4 years ago, included new roof, water tank, carpets, insulated windows. This home is amazing. Upsizing, storage, hobbyist, work, etc.? There's lots of potential. Lots of natural light.
- Listing 2** conveniently near schools, shopping, entertainment, and freeway access. Your home boasts tons of natural light with an open concept, kitchen and living area. A large master bedroom, walk-in closets on a dead-end street. Hardwood flooring downstairs and carpet in the bedrooms upstairs. Newer exterior paint and furnace.
- Listing 3** The main floor also features a lovely living space and dining space along with ginormous bonus room or a secondary main floor primary suite w/ 3/4 bath & a wood fireplace to snuggle up toon chilly nights or for ambiance! Upstairs features the generous primary suite with a larger than life bonus space, 2-walk in closets & full bath! Three additional bedrooms & beautiful full bath.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2125 Cooper Crest Street Nw	2229 Cooper Crest Place Nw	2228 Crestwood Place Nw	2220 Cooper Crest St Nw
City, State	Olympia, WA	Olympia, WA	Olympia, WA	Olympia, WA
Zip Code	98502	98502	98502	98502
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.15 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$590,000	\$560,000	\$570,000
List Price \$	--	\$570,000	\$560,000	\$570,000
Sale Price \$	--	\$540,000	\$550,000	\$630,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	06/01/2023	04/20/2023	06/02/2023
DOM · Cumulative DOM	-- · --	81 · 106	6 · 27	1 · 17
Age (# of years)	18	18	17	17
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Power Lines	Neutral ; Residential
Style/Design	2 Stories NW CONTEMPORARY	2 Stories NW CONTEMPORARY	2 Stories NW CONTEMPORARY	2 Stories NW CONTEMPORARY
# Units	1	1	1	1
Living Sq. Feet	3,048	3,040	3,045	3,000
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	5 · 2 · 1	5 · 2 · 1
Total Room #	8	8	9	9
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	.17 acres	.14 acres	.15 acres	.16 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED
Net Adjustment	--	+\$700	-\$5,650	-\$3,500
Adjusted Price	--	\$540,700	\$544,350	\$626,500

* 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** +300 for acreage, +400 for sq feet. 3000+ sq ft gem at Cooper Crest in West Olympia lives large with 9 ft ceilings, large entry, generous bedrooms, wide hallways, huge bonus rm upstairs and an office with french doors on the main. Home backs up to open space owned by HOA-No neighbors except the birds! Kitchen, perched above the backyard w expansive view, has all new appliances (fridge is brand new!) and is open to living room w/ gas fireplace. Formal dining room is perfectly placed and could be used as second home office or homeschool space. Primary suite has 5 pc bath with deep soaker tub. All bedrooms have a walk-in closet or a double-double closet. Lg covered front porch
- Sold 2** +200 for acreage, -6000 for bed, +150 for sq feet. 3,045 sf one owner home in West Oly/Cooper Point area close to all 3 schools, medical & shopping! Main floor features spacious kitchen & nook, a formal dining room & large Living Rom with cozy gas fireplace +a den off the entry with French doors for handy at home office! Kitchen is a dream with center island, newer GE gas convection range & beautiful maple cabinets. Upper level you'll find 5 bedrooms (one oversized with dual closets). The primary is spacious & has a 5 piece ensuite and walk-in closet. New hot water tank & huge 2 car garage with room for overhead storage.
- Sold 3** +100 for areage, -6000 for bed, +2400 for sq feet. Spacious, and Meticulously Maintained corner lot home in a desirable neighborhood! This home features spacious master suite w/ 5-piece bath,Soaking Tub,Walk-In Closet,Newly updated kitchen & bathrooms w/ gorgeous Slab Granite Island & Counters,Tiled Backsplash,New LVF Floors,Newer Paint,New Light Fixtures,Covered Front Porch, Deck,Stainless Steel Appliances, & more. This intelligently designed open floorplan home has 5 bedrooms & an Office/Flex Room on the main level (Office can be the 6th BR), 2.5 bathrooms,3,000 SF.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Van Dorm Realty, Inc.	Pending Short Sale since 05/09/2023					
Listing Agent Name	Kelly L. McPherson						
Listing Agent Phone	360-556-3860						
# 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
11/28/2022	\$560,000	04/27/2023	\$489,900	Pending/Contract	05/09/2023	\$489,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$542,500	\$542,500
Sales Price	\$542,000	\$542,000
30 Day Price	\$525,000	--
Comments Regarding Pricing Strategy		
Subject should qualify for all types of financing. Low active inventory in area.		

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



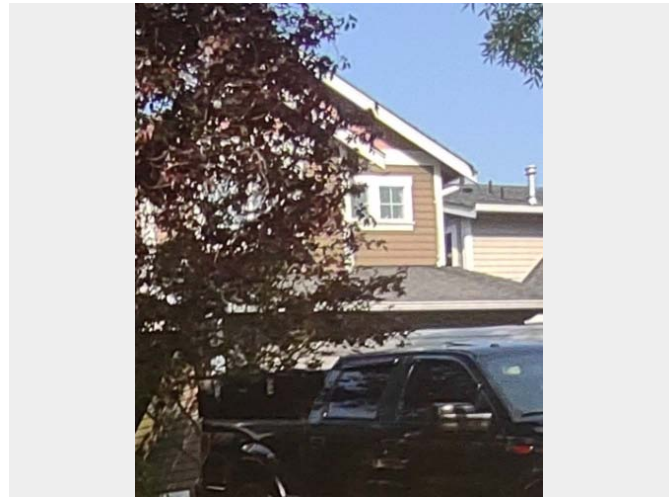
Front



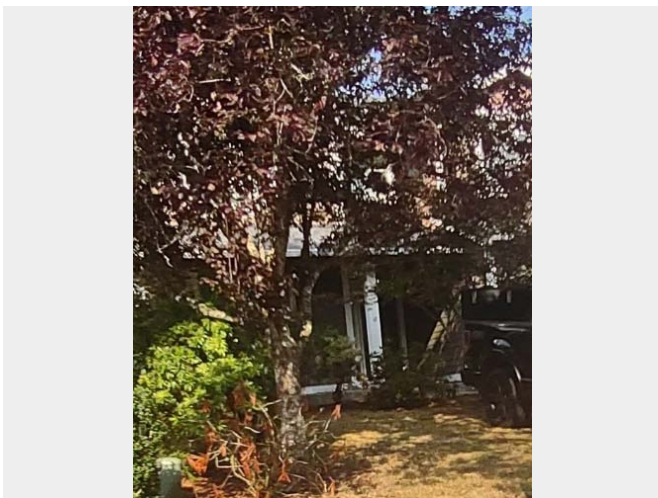
Address Verification



Address Verification



Side



Side

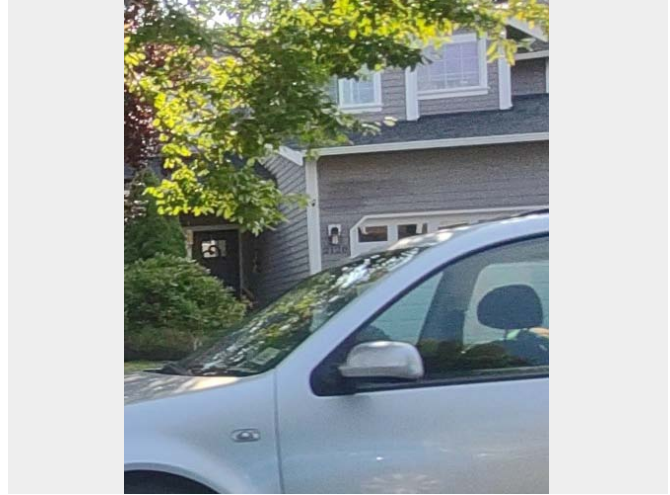


Street

Subject Photos



Street



Other

Listing Photos

L1 2124 Division St NW
Olympia, WA 98502



Front



Dining Room

L3 2732 Langridge Lp NW
Olympia, WA 98502



Front

Sales Photos

S1 2229 Cooper Crest Place NW
Olympia, WA 98502



Front

S2 2228 Crestwood Place NW
Olympia, WA 98502



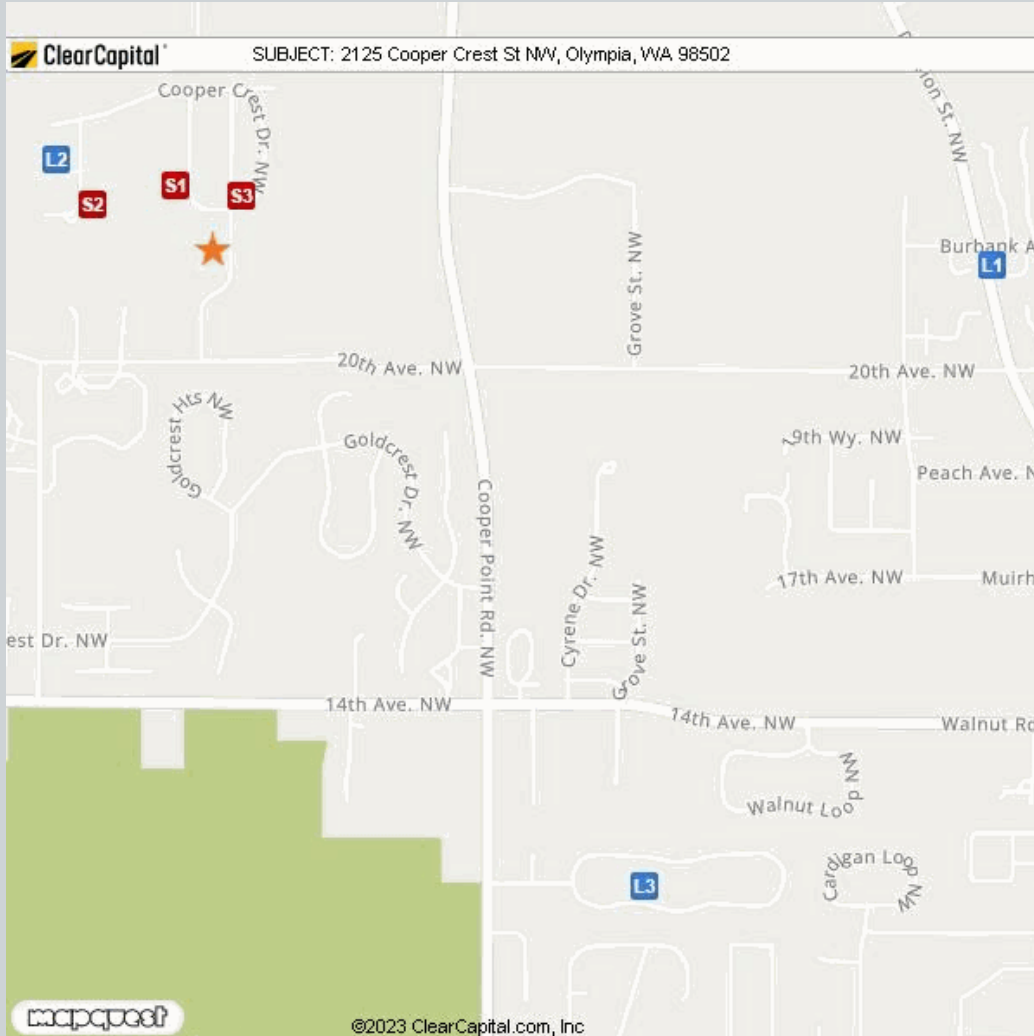
Front



Front

ClearMaps Addendum

Address ★ 2125 Cooper Crest Street Nw, Olympia, WA 98502
Loan Number 54913 **Suggested List** \$542,500 **Suggested Repaired** \$542,500 **Sale** \$542,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2125 Cooper Crest Street Nw, Olympia, WA 98502	--	Parcel Match
L1 Listing 1	2124 Division St Nw, Olympia, WA 98502	0.91 Miles ¹	Parcel Match
L2 Listing 2	3914 Crestwood Lane Nw, Olympia, WA 98502	0.21 Miles ¹	Parcel Match
L3 Listing 3	2732 Langridge Lp Nw, Olympia, WA 98502	0.90 Miles ¹	Parcel Match
S1 Sold 1	2229 Cooper Crest Place Nw, Olympia, WA 98502	0.09 Miles ¹	Parcel Match
S2 Sold 2	2228 Crestwood Place Nw, Olympia, WA 98502	0.15 Miles ¹	Parcel Match
S3 Sold 3	2220 Cooper Crest St Nw, Olympia, WA 98502	0.07 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	Heather Marti	Company/Brokerage	Coldwell Banker Voetberg RE
License No	114481	Address	4905 163rd Lane SW Rochester WA 98579
License Expiration	11/18/2023	License State	WA
Phone	3607892129	Email	heather.marti@coldwellbanker.com
Broker Distance to Subject	14.93 miles	Date Signed	08/25/2023

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.