

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	821 E Bennett Avenue, Glendora, CA 91741	Order ID	9205971	Property ID	35173827
Inspection Date	03/11/2024	Date of Report	03/12/2024		
Loan Number	54942	APN	8648019012		
Borrower Name	Redwood Holdings LLC	County	Los Angeles		

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	REDWOOD HOLDINGS LLC	Condition Comments	
R. E. Taxes	\$5,142	The subject is a single story detached SFR with a raised foundation, stucco/wood/brick siding, and a composition shingle roof. It is located on a landscaped corner lot with an inground pool and a block and vinyl rear fence. Has a 2DG, metal roll-up garage door, and a concrete driveway. There is forced air heating, central air, and a fireplace. Has updated windows. The lawn needs maintenance. No other damage was observed. Note: the previous MLS entry indicated the subject needs cosmetic improvements including interior paint, flooring, and minor cabinet repair.	
Assessed Value	\$414,414		
Zoning Classification	Residential GDE4		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$300		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$300		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Surrounding properties are detached SFRs, similar in age, size, type and quality of construction. There are no board-ups or burnouts in the area. It is .1 mi to an elementary school, .6 mi to shopping, and 1.5 mi to freeway access. Railroad tracks are within .5 mi with no impact on subject value or marketability. Current values are similar to values 6 months ago, with some concessions not uncommon. Distressed sale properties are a minor share of the market, with no impact on neighborhood values.	
Sales Prices in this Neighborhood	Low: \$820000 High: \$1280000		
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	821 E Bennett Avenue	311 N. Glenwood Ave	749 Sycamore Ave	1027 E. Mountain View Ave
City, State	Glendora, CA	Glendora, CA	Glendora, CA	Glendora, CA
Zip Code	91741	91741	91741	91741
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.32 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,075,000	\$1,020,000	\$998,000
List Price \$	--	\$1,075,000	\$1,020,000	\$998,000
Original List Date		02/04/2024	02/04/2024	02/19/2024
DOM · Cumulative DOM	-- · --	1 · 37	36 · 37	6 · 22
Age (# of years)	73	53	60	68
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	2 Stories Conventional	2 Stories Conventional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,821	1,910	1,815	1,758
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	4 · 3	3 · 1 · 1
Total Room #	7	8	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	--	Spa - Yes
Lot Size	0.24 acres	0.20 acres	0.20 acres	0.24 acres
Other	Fence	Fence	Fence	Fence, studio

* Listing 3 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 Has similar GLA, smaller lot size, larger garage, newer construction, and no pool amenity. There are granite kitchen countertops, no cabinet, appliance, bath, or flooring upgrades.

Listing 2 Has similar GLA, garage, smaller lot size, newer construction, and no pool amenity. There are laminate kitchen countertops, white appliances, no cabinet, bath, flooring, or lighting upgrades. Has dual pane windows and copper plumbing.

Listing 3 Has similar GLA, lot size, garage, and year built, no pool amenity. There are tile kitchen countertops, s/s appliances, recessed lighting, and no cabinet, bath, or window upgrades. Has new paint and a newer roof and HVAC. There is a 440 sq.ft. detached, permitted studio not included in the GLA.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	821 E Bennett Avenue	1024 E. Laurel Ave	1040 E. Comstock Ave	759 E. Cypress Ave
City, State	Glendora, CA	Glendora, CA	Glendora, CA	Glendora, CA
Zip Code	91741	91741	91741	91741
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.32 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$908,000	\$989,000	\$1,088,000
List Price \$	--	\$908,000	\$989,000	\$1,088,000
Sale Price \$	--	\$958,000	\$965,000	\$1,088,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	09/15/2023	10/23/2023	02/22/2024
DOM · Cumulative DOM	-- · --	10 · 54	7 · 32	5 · 55
Age (# of years)	73	65	66	62
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,821	1,678	1,934	2,164
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 3
Total Room #	7	6	7	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 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	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes
Lot Size	0.24 acres	0.20 acres	0.22 acres	0.24 acres
Other	Fence	Fence	Fence	\$8800 concessions
Net Adjustment	--	+\$48,300	-\$9,300	-\$48,100
Adjusted Price	--	\$1,006,300	\$955,700	\$1,039,900

* Sold 2 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** Has smaller GLA and lot size, no pool amenity, similar parking and year built. There are original hardwood floors, kitchen, and baths. Has no disclosed upgrades. Adj: GLA +14,300, lot size +4k, pool +30k.
- Sold 2** Has larger GLA, slightly smaller lot size, similar parking, year built, and pool amenity. There are granite kitchen countertops, s/s appliances, and recessed lighting. There is a newer roof and dual pane windows. Has dated cabinets, baths, and flooring. Has some hardwood flooring damage, paneled walls, and older wallpaper. Adj: GLA -11,300, lot size +2k.
- Sold 3** Has larger GLA, similar lot size, garage, year built, and pool amenity. There are ceramic tile kitchen countertops, recessed lighting, no cabinet, appliance, bath, or flooring upgrades. Adj: GLA -34,300, baths -5k, concessions -8800.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject was offered as a fair market sale and cancelled after 32 DOM.			
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
11/16/2023	\$999,900	--	--	Cancelled	12/18/2023	\$999,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$975,000	\$975,500
Sales Price	\$965,000	\$965,500
30 Day Price	\$955,000	--
Comments Regarding Pricing Strategy		
The search parameters for comparables were: 1421-2221 sq.ft, back 6 months, and throughout the subject parcel map area. The 3 month sale date guideline was exceeded due to a lack of more recent, similar solds. The subject and all comparables are located in the Glendora Unified school district. Information regarding the subject is from tax records, previous MLS entry, and broker observation.		

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

Listing Photos

L1 311 N. Glenwood Ave
Glendora, CA 91741



Front

L2 749 Sycamore Ave
Glendora, CA 91741



Front

L3 1027 E. Mountain View Ave
Glendora, CA 91741



Front

Sales Photos

S1 1024 E. Laurel Ave
Glendora, CA 91741



Front

S2 1040 E. Comstock Ave
Glendora, CA 91741



Front

S3 759 E. Cypress Ave
Glendora, CA 91741



Front

ClearMaps Addendum

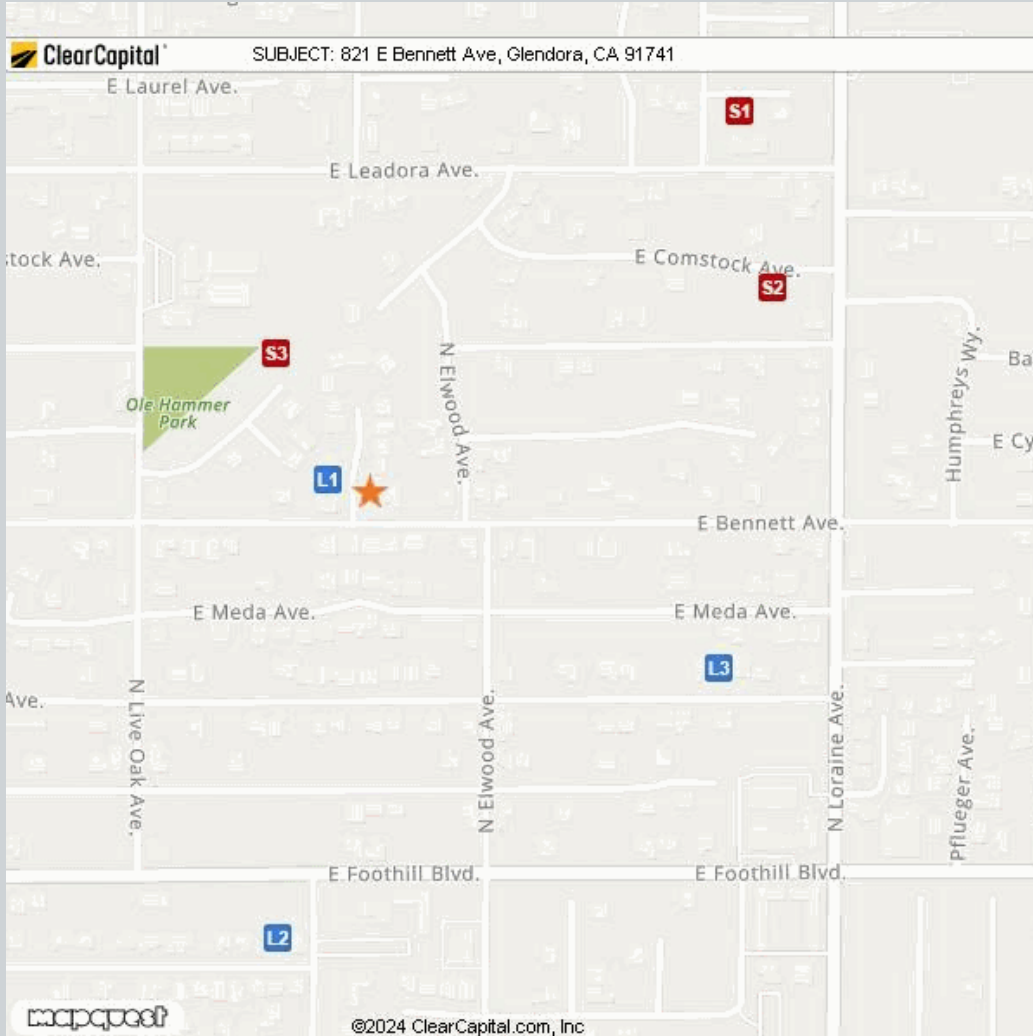
Address ★ 821 E Bennett Avenue, Glendora, CA 91741

Loan Number 54942

Suggested List \$975,000

Suggested Repaired \$975,500

Sale \$965,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	821 E Bennett Avenue, Glendora, CA 91741	--	Parcel Match
L1 Listing 1	311 N. Glenwood Ave, Glendora, CA 91741	0.03 Miles ¹	Parcel Match
L2 Listing 2	749 Sycamore Ave, Glendora, CA 91741	0.32 Miles ¹	Parcel Match
L3 Listing 3	1027 E. Mountain View Ave, Glendora, CA 91741	0.28 Miles ¹	Parcel Match
S1 Sold 1	1024 E. Laurel Ave, Glendora, CA 91741	0.38 Miles ¹	Parcel Match
S2 Sold 2	1040 E. Comstock Ave, Glendora, CA 91741	0.32 Miles ¹	Parcel Match
S3 Sold 3	759 E. Cypress Ave, Glendora, CA 91741	0.12 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	Phyllis Staton	Company/Brokerage	Phyllis Staton
License No	01005501	Address	9160 La Ronda St Rancho Cucamonga CA 91701
License Expiration	07/29/2027	License State	CA
Phone	9097174169	Email	NationwideAVM@gmail.com
Broker Distance to Subject	14.12 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.