

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	79 Eaton Avenue, Daly City, CA 94015	Order ID	9205971	Property ID	35173828
Inspection Date	03/12/2024	Date of Report	03/21/2024		
Loan Number	54968	APN	008165180		
Borrower Name	Redwood Holdings LLC	County	San Mateo		

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	EVAN H GILMORE	Condition Comments One story detached home, average condition, no repairs needed at the time of the exterior inspection. No number on the home or sidewalk, street sign in lieu of address. Verified this is the property per tax records and neighboring homes.
R. E. Taxes	\$867	
Assessed Value	\$61,217	
Zoning Classification	Residential R10003	
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	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Property is located near transportation, park, schools, and shopping. Values have been decreasing due to rising interest rates and lower demand.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$878000 High: \$1403000	
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	79 Eaton Avenue	1 Upland Ave	728 Hemlock Ave	369 Brighton Road
City, State	Daly City, CA	Daly City, CA	South San Francisco, CA	Pacifica, CA
Zip Code	94015	94015	94080	94044
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	4.16 ¹	3.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$988,000	\$1,050,000	\$1,050,000
List Price \$	--	\$988,000	\$1,050,000	\$940,000
Original List Date		03/10/2024	02/27/2024	09/14/2023
DOM · Cumulative DOM	-- · --	1 · 11	7 · 23	42 · 189
Age (# of years)	67	66	74	84
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	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Trad.	2 Stories Trad.	1 Story Trad.	1 Story Trad.
# Units	1	1	1	1
Living Sq. Feet	920	1,200	900	780
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 1	2 · 1
Total Room #	4	6	5	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.09 acres	0.11 acres	0.10 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.

Current Listings - Cont.

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

- Listing 1** Bonus space at garage level includes two rooms and full bath. Wonderfully bright throughout with sweeping vistas and a peak at the Golden Gate Bridge towers. Enjoy the fully fenced yard with patio, greenery, and extra storage sheds. Newer on-demand water heater, two car tandem garage, and washer/dryer. This home has been loved by the same owner for many years, and is now ready for your personal updates. Enjoy the great neighborhood near shopping, trails, parks, coastal access, and all San Mateo County has to offer.
- Listing 2** Built in 1950, this classic three-bedroom, one bathroom home has been lovingly maintained and upgraded by the same family throughout the years, incorporating new features while staying true to the homes original character. As you step inside, you are greeted by an inviting living room adorned with abundant natural light, creating a warm and welcoming ambiance.
- Listing 3** 2-bedroom, 1 bath bungalow, just steps away from the Pacific Ocean, is on the market for the first time since the 1990s. This Pending-Bring backup! home is located in an easily accessible, charming neighborhood just a short walk or bike ride to stunning Pacifica Beach Park and Pier, golf, hiking trails, and the famous HWY-1 to make for an easy commute. We're excited for you to come by and take a look!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	79 Eaton Avenue	625 Larchmont Dr	79 Calvert Ave	533 Skyline Drive
City, State	Daly City, CA	Daly City, CA	South San Francisco, CA	Daly City, CA
Zip Code	94015	94015	94080	94015
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ¹	2.07 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$948,888	\$900,000	\$725,000
List Price \$	--	\$948,888	\$900,000	\$725,000
Sale Price \$	--	\$949,000	\$885,000	\$950,000
Type of Financing	--	Conv.	Conv.	1031 Exchange
Date of Sale	--	12/04/2023	05/31/2023	12/19/2023
DOM · Cumulative DOM	-- · --	25 · 46	9 · 30	17 · 21
Age (# of years)	67	73	73	66
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	2 Stories Trad.	1 Story Trad.	1 Story Trad.	1 Story Trad.
# Units	1	1	1	1
Living Sq. Feet	920	960	820	1,120
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	3 · 1
Total Room #	4	5	4	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.14 acres	0.12 acres	0.08 acres
Other	--	--	--	--
Net Adjustment	--	-\$24,600	+\$18,700	-\$78,400
Adjusted Price	--	\$924,400	\$903,700	\$871,600

* 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** -14,600 bigger lot size, -10,000 one more bedroom. Nestled in the sought-after Broadmoor neighborhood, this charming home offers a serene retreat on a huge 6,620 square-foot lot*Inside, you'll find a classic floor plan that exudes timeless appeal*The inviting living room features a cozy wood-burning fireplace in the living room and adjoining open dining.
- Sold 2** +29,200 smaller GLA, -10,500 bigger lot size. Property has alot of potentials and has been in the family for over 30 years. Hot water heater has a leak, may need to replace a new one, water supplied to heater has been turned off.
- Sold 3** -58,400 bigger GLA, -10,000 one more car garage, -10,000 one more bedroom. Opportunity Knocks!! In the heart of Daly City. This single story home has a nice open floor plan, fireplace, hardwood floors, 2 car tandem garage, and a spacious level backyard. Great location in a quiet, family friendly neighborhood that's within walk distance to the beach, hiking trails, playgrounds and some of the most beautiful views along California Coast. Enjoy a quiet neighborhood while still being conveniently close to city amenities.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No sale or listing history for the property in the last year.			
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	\$905,000	\$905,000
Sales Price	\$900,000	\$900,000
30 Day Price	\$880,000	--
Comments Regarding Pricing Strategy		
<p>The lowest sale in the area in the MLS in the last 12 months were in the range of \$878,000 to \$1,340,000, the price conclusion for the subject property is not the top tier of the market. I have replaced sale 2, sale 3 and listing 2, to have more similar comps in design/style as well as curb appeal. 237 Avalon Dr, Daly City sold off market, only shown in tax records, unknown condition and sale information, looks like it was an REO. There are no sales this low in the area since 5 years ago, this is below market, not a good comp. 315 Higate Dr, Daly City aslo sold off market, tax records only. Property is also two story comps like I used in the report. Not a good comp. Final value is based on the comps used in this report. Expanded out 4 miles, 50% GLA and 12 months back to find comps. No number on the home or sidewalk, street sign in lieu of address. Verified this is the property per tax records and neighboring homes.</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



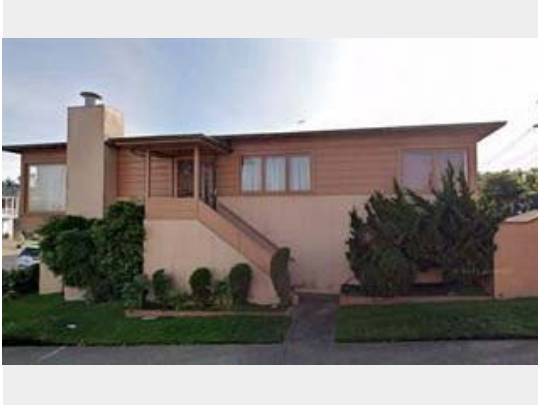
Address Verification



Street

Listing Photos

L1 1 Upland AVE
Daly City, CA 94015



Front

L2 728 Hemlock AVE
South San Francisco, CA 94080



Front

L3 369 Brighton Road
Pacifica, CA 94044



Front

Sales Photos

S1 625 Larchmont DR
Daly City, CA 94015



Front

S2 79 Calvert AVE
South San Francisco, CA 94080



Front

S3 533 Skyline Drive
Daly City, CA 94015



Front

ClearMaps Addendum

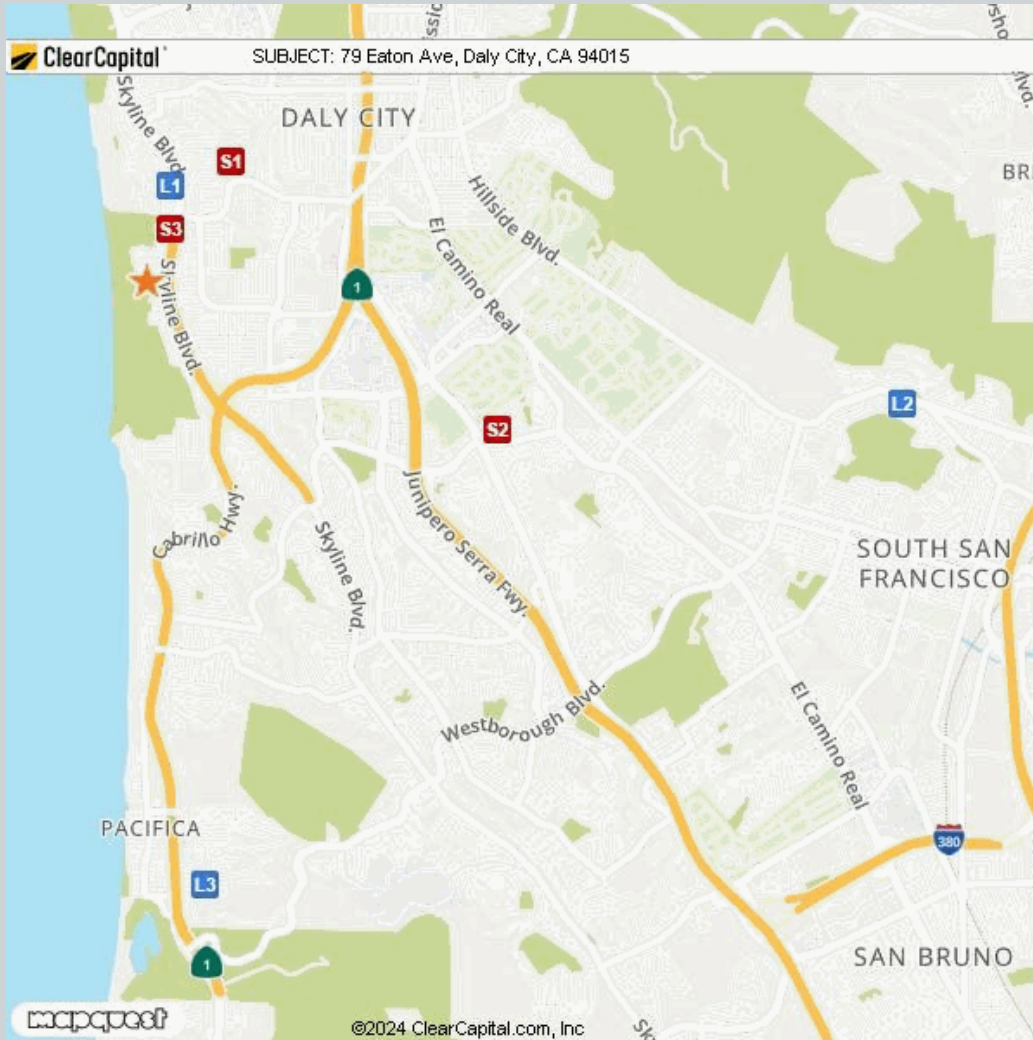
Address ★ 79 Eaton Avenue, Daly City, CA 94015

Loan Number 54968

Suggested List \$905,000

Suggested Repaired \$905,000

Sale \$900,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	79 Eaton Avenue, Daly City, CA 94015	--	Parcel Match
L1 Listing 1	1 Upland Ave, Daly City, CA 94015	0.53 Miles ¹	Parcel Match
L2 Listing 2	728 Hemlock Ave, South San Francisco, CA 94080	4.16 Miles ¹	Parcel Match
L3 Listing 3	369 Brighton Road, Pacifica, CA 94044	3.29 Miles ¹	Parcel Match
S1 Sold 1	625 Larchmont Dr, Daly City, CA 94015	0.80 Miles ¹	Parcel Match
S2 Sold 2	79 Calvert Ave, South San Francisco, CA 94080	2.07 Miles ¹	Parcel Match
S3 Sold 3	533 Skyline Drive, Daly City, CA 94015	0.31 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	Nina Pozdnyakova	Company/Brokerage	New Light Realty
License No	01851157	Address	216 Castleton Way San Bruno CA 94066
License Expiration	10/08/2024	License State	CA
Phone	6506196249	Email	nina@newlightrealty.com
Broker Distance to Subject	3.80 miles	Date Signed	03/21/2024

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.