

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	2623 W 6th Avenue, Kennewick, WA 99336	Order ID	8900686	Property ID	34539935
Inspection Date	08/29/2023	Date of Report	08/29/2023		
Loan Number	54987	APN	102893060002008		
Borrower Name	Redwood Holdings LLC	County	Benton		

Tracking IDs					
Order Tracking ID	08.28.23 BPO Request	Tracking ID 1	08.28.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ADRIAN PONCE	Condition Comments	
R. E. Taxes	\$1,514	The subject property conforms to the neighborhood in size, age, style and condition. No significant external repairs observed during the inspection. The property has the appearance of a vacant home with covered windows and neglected yard. No negative issues that would affect marketability. Noticed one home on the same block that is in the foreclosure process.	
Assessed Value	\$211,120		
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	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	The subjects neighborhood consists of older homes, mostly well maintained. Close to schools. There appear to be a few Pre-foreclosure properties as evidenced by dried up yards. No boarded up homes.	
Sales Prices in this Neighborhood	Low: \$250486 High: \$468991		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2623 W 6th Avenue	2638 W 6th Pl	2711 W 6th Pl	2414 W 7th Ave
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99336	99336	99336	99336
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.09 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$310,000	\$275,000
List Price \$	--	\$275,000	\$295,000	\$285,000
Original List Date		08/08/2023	07/26/2023	07/21/2023
DOM · Cumulative DOM	-- · --	20 · 21	33 · 34	38 · 39
Age (# of years)	66	68	70	74
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,025	994	1,092	750
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2 · 1	2 · 1
Total Room #	5	4	4	4
Garage (Style/Stalls)	None	None	None	Detached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	1,025	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.17 acres	0.30 acres	0.15 acres
Other	--	--	--	--

* Listing 2 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** LC1 Inferior. Inf. bed/bath +\$10,000. MLS#149421 A very nicely maintained 2 bedroom Rambler in an established neighborhood...a nice size living room and the kitchen has an eating area...the laundry room is 9x10 so not a closet...the back is fenced and 1/2 of the front...there is an 8x8 storage unit in the back...and there is space for parking up to a 32' RV or boat..
- Listing 2** LC2 Superior. Sup. lot size -\$2,500. MLS# 270164 Perfect Starter home or Rental. This home has had the following updates within the last 8 years: Roof, Plumbing, MinisplitHVAC, Exterior Paint. This charming home sits on 1/3 of an acre, has a new block fence on 2 sides of the property. There is a generoussized stick built storage & implement shed. If you are needing a shop or detached garage you will have plenty of room to build on thisgenerous sized city lot. All this home needs is your TLC to make it your home sweet home. Call your favorite realtor and come checkthis out
- Listing 3** LC3 Inferior. Inf. GLA +\$13,750, Inf. bed/bath +\$10,000, Sup. garage -\$5,000. MLS# 270056 Welcome to 2414 W 7th Ave in Kennewick, WA. This adorable single story property is located in a charmingneighborhood. This home has two bedrooms and one full bathroom. The kitchen is stunning and completely remodeled. Not only doesthis house feature an adorable interior but it has a a fully fenced backyard with a spacious deck! It also has a detached garage, and along drive way to provide plenty of parking space. Contact your favorite realtor to schedule a showing today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2623 W 6th Avenue	402 S Yelm St	402 S Dennis St	503 S Buntin St
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99336	99336	99336	99336
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.16 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,500	\$309,900	\$305,000
List Price \$	--	\$289,500	\$309,900	\$305,000
Sale Price \$	--	\$295,000	\$310,000	\$293,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	04/04/2023	03/10/2023	03/21/2023
DOM · Cumulative DOM	-- · --	33 · 33	36 · 36	48 · 48
Age (# of years)	66	73	69	69
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,025	1,094	1,464	960
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	5	4	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	100%	0%	0%	100%
Basement Sq. Ft.	1025	--	--	960
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.19 acres	0.22 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$295,000	\$310,000	\$293,000

* 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** SC1 Inferior. Inf. bath +\$5,000. MLS# 267073 Lots of natural light in this home! Three bedroom rambler, close to schools and shopping. Tile floor in bathroom, wood flooring throughout rest of house. Kitchen features a large movable island and kitchen counters are concrete! All appliances are included, even w/d, owned water softener, garbage disposal, and outside fridge! Great patio and fenced back yard
- Sold 2** SC2 Superior. Sup. GLA -\$22,000. MLS# 266559 Cute, clean, and move-in ready! Comfortable 3 BR 2 BA Central Kennewick rambler with easy distance to parks, baseball ,and schools. Laminate wood flooring throughout, open layout with large living room. Kitchen features island, stylish backsplash, tiled floors and dining area with French doors leading to covered patio. Spacious primary suite offers private 3/4 bath. Roomy secondary bedrooms have big closets good for storage and organization. Plus a large laundry/utility room! Full-length back patio is perfect for quiet morning breakfasts, relaxation, or entertaining friends. Fully-fenced backyard providing storage shed and space for garden! Convenient location close to all amenities and highway access.
- Sold 3** SC3 Equal. MLS# 266515 Welcome to the heart of Kennewick! This charming 1-story home with a basement boasts 1960 sqft of living space, 3bedrooms, and 2 bathrooms. The master is conveniently located on the main witch makes it easy to enjoy the beauty of hardwood floors. Convenient location just 2 blocks from an elementary school, a short walk from dining options, and a park. Make this house your home and experience the best of Kennewick living!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property has not been listed within the last 12 months.			
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	\$299,000	\$299,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
The subject property is in foreclosure and will likely be purchased by an investor. Both the active and sold comps support the suggested list price.		

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.
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Subject Photos



Front



Front



Front



Address Verification



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 2638 W 6th Pl
Kennewick, WA 99336



Front

L2 2711 W 6th Pl
Kennewick, WA 99336



Front

L3 2414 W 7th Ave
Kennewick, WA 99336



Front

Sales Photos

S1 402 S Yelm St
Kennewick, WA 99336



Front

S2 402 S Dennis St
Kennewick, WA 99336



Front

S3 503 S Buntin St
Kennewick, WA 99336



Front

ClearMaps Addendum

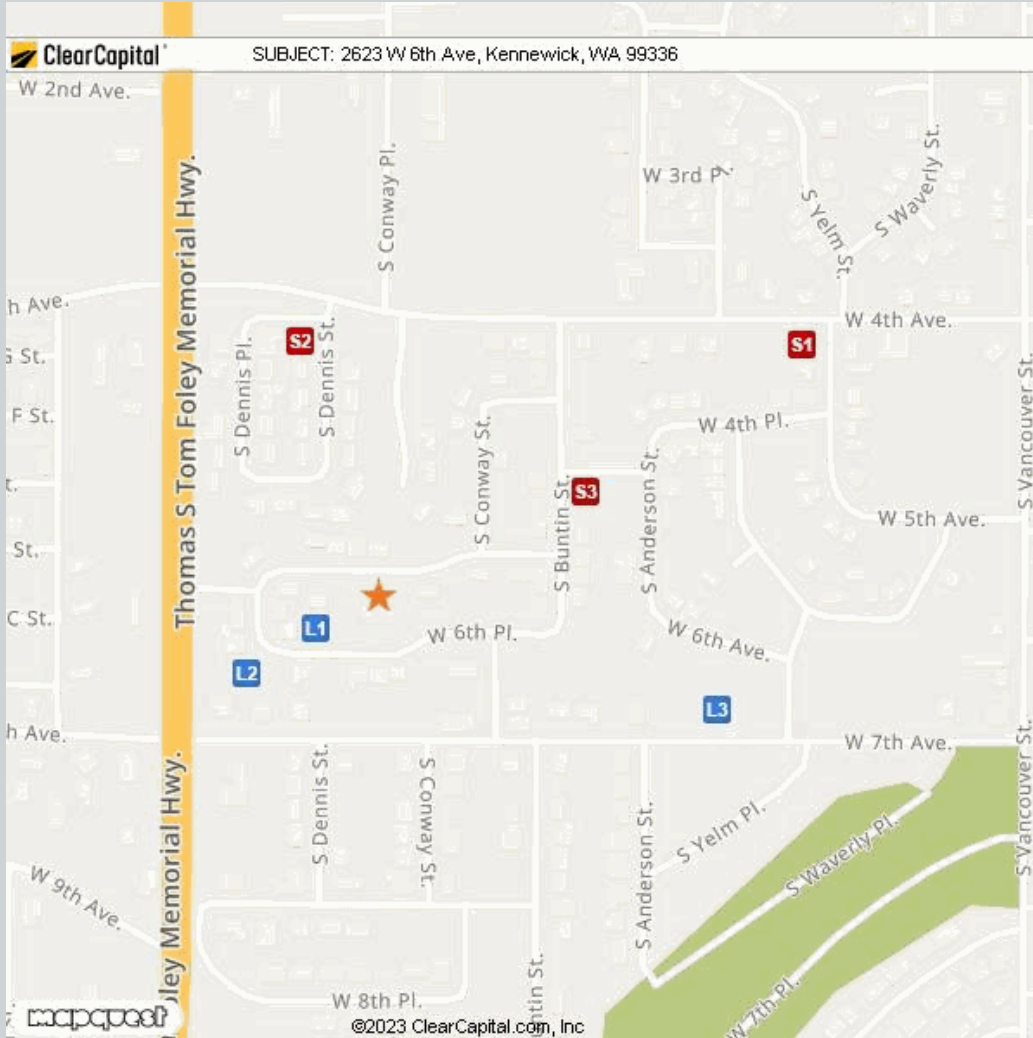
Address ★ 2623 W 6th Avenue, Kennewick, WA 99336

Loan Number 54987

Suggested List \$299,000

Suggested Repaired \$299,000

Sale \$295,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	2623 W 6th Avenue, Kennewick, WA 99336	--	Parcel Match
L1	Listing 1	2638 W 6th Pl, Kennewick, WA 99336	0.04 Miles ¹	Parcel Match
L2	Listing 2	2711 W 6th Pl, Kennewick, WA 99336	0.09 Miles ¹	Parcel Match
L3	Listing 3	2414 W 7th Ave, Kennewick, WA 99336	0.21 Miles ¹	Parcel Match
S1	Sold 1	402 S Yelm St, Kennewick, WA 99336	0.29 Miles ¹	Parcel Match
S2	Sold 2	402 S Dennis St, Kennewick, WA 99336	0.16 Miles ¹	Parcel Match
S3	Sold 3	503 S Buntin St, Kennewick, WA 99336	0.14 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	Lee Feigum	Company/Brokerage	Lee Feigum & Associates
License No	7213	Address	454 Cherry Blossom Lp Richland WA 99352
License Expiration	01/06/2024	License State	WA
Phone	5095394512	Email	lfeigum587@gmail.com
Broker Distance to Subject	6.80 miles	Date Signed	08/29/2023

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.