

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	2608 Spruce Street, Pasco, WA 99301	Order ID	8920177	Property ID	34577067
Inspection Date	09/11/2023	Date of Report	09/11/2023		
Loan Number	55175	APN	113760122		
Borrower Name	Redwood Holdings LLC	County	Franklin		

Tracking IDs

Order Tracking ID	09.11.23 BPO Request	Tracking ID 1	09.11.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JUAN C VENNCES	Condition Comments The subject property has been well maintained and has good curb appeal. No negative externalities affecting marketability. Close to shopping and schools. Quiet street.
R. E. Taxes	\$1,747	
Assessed Value	\$314,900	
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 The subjects neighborhood consists of homes of like size, age, condition, style and quality of construction and is close to schools and shopping.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$147500 High: \$401900	
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	2608 Spruce Street	2500 Blaine St	2308 E Alvina St	512 Whitefish Ln
City, State	Pasco, WA	Pasco, WA	Pasco, WA	Pasco, WA
Zip Code	99301	99301	99301	99301
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.26 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$314,900	\$300,000
List Price \$	--	\$318,900	\$314,900	\$290,000
Original List Date		08/11/2023	09/07/2023	09/05/2023
DOM · Cumulative DOM	-- · --	31 · 31	4 · 4	6 · 6
Age (# of years)	18	2	18	2
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 Townhouse	1 Story Ranch	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,184	1,163	1,144	1,128
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.08 acres	0.17 acres	0.08 acres
Other	0	0	0	0

* 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 Sup. age -\$8,000, Inf. garage +\$5,000, Inf. lot size +\$2,000. MLS# 270532 MLS # Gorgeous finishes and it's practically brand new built in 2021. One Story 3bed, 2bath Open Floor Concept. Watch your garden grow as home is conveniently located next to a Community Flower/ Garden Boxes. Fully Fenced Back Yard with Side Patio and Slider Door for Easy Access to your Summer/Fall BBQ's. Conveniently located close to everything, Parks, Shopping, Schools, Highways, future Amazon, Farmer's Market, and Bus Routes. Low Maintenance. Heating and Cooling features an electric mini-split.
- Listing 2** LC2 Equal. MLS# 271065 Move in ready! This 3 bed, 2 bath home features beautiful tile and wood floors. The kitchen has beautiful quartz countertops and glass mosaic tiles. The garage also has tile floors and has heat and air conditioning making it perfect for a hobby room! The backyard has easy landscaping. This home is on a quiet street close to downtown and schools.
- Listing 3** LC3 Sup. age -\$8,000, Inf. garage +\$5,000, Inf. lot size +\$2,000. MLS# 270859 Modern and easy living in this newer 3 bed 2 bath on one level. Easy landscaping, fully fenced back and side yard with shed. Primary bedroom has its own bathroom. Open concept and efficient mini split system.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2608 Spruce Street	412 N Arbutus Ave	2116 E Sycamore Ct	2204 E Alvina St
City, State	Pasco, WA	Pasco, WA	Pasco, WA	Pasco, WA
Zip Code	99301	99301	99301	99301
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.30 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$345,000	\$317,900
List Price \$	--	\$325,000	\$345,000	\$317,900
Sale Price \$	--	\$325,000	\$345,000	\$319,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	02/28/2023	11/07/2022	07/24/2023
DOM · Cumulative DOM	-- · --	76 · 76	74 · 74	45 · 45
Age (# of years)	18	18	15	18
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	1,184	1,184	1,236	1,232
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	1	5
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	0.17 acres	0.22 acres	0.28 acres	0.17 acres
Other	0	0	, 2500	0
Net Adjustment	--	-\$1,500	-\$2,500	\$0
Adjusted Price	--	\$323,500	\$342,500	\$319,000

* 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** SC1 Superior. Sup. lot size -\$1,500. MLS# 265824 Ready to Move! Check out this refreshed home located in Pasco. This 3 Bed 2 Bath home offers 1184 SQ FT with an open feel. Walk into brand new flooring throughout, updated light fixtures and fresh paint. Kitchen with new appliances and tons of storage. Spacious backyard that is a blank space ready to be molded into the perfect spot for your needs! Don't miss out on this one!
- Sold 2** SC2 Superior. Sup. lot size -\$2,500. MLS#22-2204 Great first time buyers home! Fully fenced with 2 car garage on .28 of acre nicely landscaped yard, and each side yard is oversized. SS appliances, including refrigerator, several updates, new lighting, new luxury plank vinyl. Extra large laundry with washer and dryer included. Move in ready. Come take a look at what this open concept home has to offer you and your family.
- Sold 3** SC3 Equal. MLS#269203 Welcome to this charming home nestled in a nice neighborhood, offering a warm and inviting ambiance that will make you feel right at home! With three bedrooms and two full bathrooms, this residence provides ample space for comfortable living. As you step inside, you'll be greeted by the stunning vaulted ceilings that create an open and airy atmosphere throughout the main living areas. The abundance of natural lighting flowing in from large windows enhances the overall brightness and warmth of the home, making it a delight to spend time in. This property has a nicely sized and fully fenced private backyard where you can relax, entertain, and enjoy outdoor activities with family and friends. Conveniently located near local amenities, schools, and transportation options. You'll have easy access to parks, shopping centers, and dining establishments, ensuring that everything you need is just a short distance away. With its cozy and inviting atmosphere, this home is perfect for those seeking move-in ready comfort.

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	\$325,000	\$325,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$320,000	--
Comments Regarding Pricing Strategy		
Active inventory in the subjects marketing area is in short supply requiring expansion of the search somewhat. Demand is strong for homes in the subjects price range and neighborhood. Good curb appeal, quiet street and close to schools.		

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



Address Verification



Street

Listing Photos

L1 2500 Blaine St
Pasco, WA 99301



Front

L2 2308 E Alvina St
Pasco, WA 99301



Front

L3 512 Whitefish Ln
Pasco, WA 99301



Front

Sales Photos

S1 412 N Arbutus Ave
Pasco, WA 99301



Front

S2 2116 E Sycamore Ct
Pasco, WA 99301



Front



Front

S3 2204 E Alvina St
Pasco, WA 99301



Front

ClearMaps Addendum

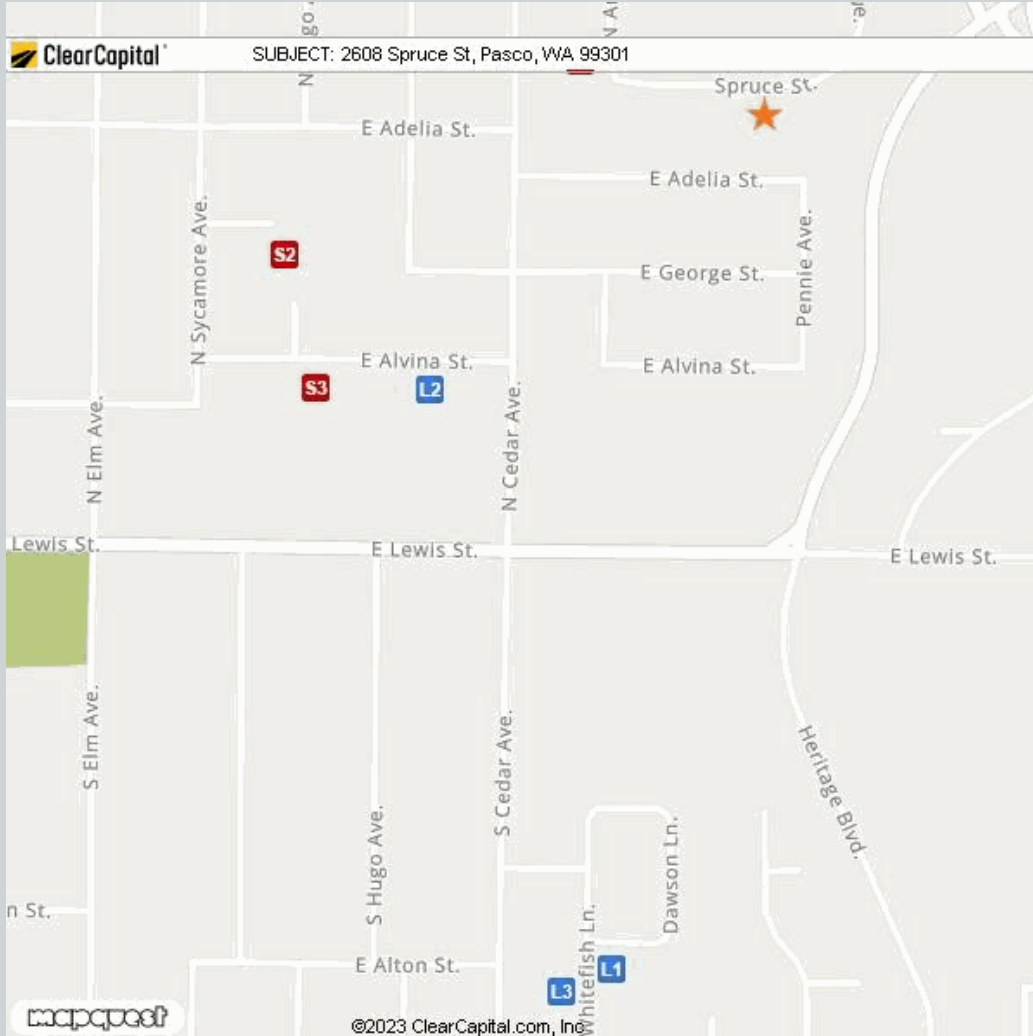
Address ★ 2608 Spruce Street, Pasco, WA 99301

Loan Number 55175

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$325,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	2608 Spruce Street, Pasco, WA 99301	--	Parcel Match
L1	Listing 1	2500 Blaine St, Pasco, WA 99301	0.51 Miles ¹	Parcel Match
L2	Listing 2	2308 E Alvina St, Pasco, WA 99301	0.26 Miles ¹	Parcel Match
L3	Listing 3	512 Whitefish Ln, Pasco, WA 99301	0.53 Miles ¹	Parcel Match
S1	Sold 1	412 N Arbutus Ave, Pasco, WA 99301	0.11 Miles ¹	Parcel Match
S2	Sold 2	2116 E Sycamore Ct, Pasco, WA 99301	0.30 Miles ¹	Parcel Match
S3	Sold 3	2204 E Alvina St, Pasco, WA 99301	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	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	10.76 miles	Date Signed	09/11/2023

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.