

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	1427 Rosy Finch Dr, Sparks, NEVADA 89441	Order ID	9251928	Property ID	35261679
Inspection Date	04/05/2024	Date of Report	04/06/2024		
Loan Number	55354	APN	530-613-06		
Borrower Name	Redwood Holdings LLC	County	Washoe		

Tracking IDs					
Order Tracking ID	4.2_BPO_Citi/Atlas_update	Tracking ID 1	4.2_BPO_Citi/Atlas_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	REDWOOD HOLDINGS LLC	Condition Comments
R. E. Taxes	\$1,839	See current listing (attached) which shows property has been updated and is in good condition.
Assessed Value	\$256,743	
Zoning Classification	MDS	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Door locked)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Eagle Canyon North Equus Management 775-852-2224	
Association Fees	\$130 / Quarter (Other: common area maintenance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The subject is located in an area of Spanish Springs neighborhood in Sparks. The houses in this area are maintained in average to good condition. It is about 3 miles to amenities.
Sales Prices in this Neighborhood	Low: \$440,000 High: \$832,000	
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	1427 Rosy Finch Dr	2009 Flycatcher Dr	508 Cardiff Drive	69 Rook Ct
City, State	Sparks, NEVADA	Sparks, NV	Sparks, NV	Sparks, NV
Zip Code	89441	89441	89441	89441
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.78 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$535,000	\$535,000	\$589,000
List Price \$	--	\$535,000	\$535,000	\$589,000
Original List Date		03/15/2024	03/20/2024	03/27/2024
DOM · Cumulative DOM	-- · --	20 · 22	15 · 17	8 · 10
Age (# of years)	24	25	4	23
Condition	Good	Good	Good	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	Neutral ; Residential	Beneficial ; Mountain
Style/Design	1 Story conventional	1 Story conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	1,334	1,334	1,490	1,964
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.30 acres	.34 acres	.28 acres	.33 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.

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

Listing 1 Adjustments would be: No adjustments needed for this comparable property.

Listing 2 Adjustments would be: -2000 age, +10,000 view, -6240 GLA = +1760 for a total \$536,760 ..

Listing 3 Adjustments would be: +10,000 condition, -25,200 GLA, -2000 garage stall = -17,200 for a total \$571,800

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1427 Rosy Finch Dr	974 Yellowhammer Dr	2283 Ruddy Way	1402 Talon Dr
City, State	Sparks, NEVADA	Sparks, NV	Sparks, NV	Sparks, NV
Zip Code	89441	89441	89441	89441
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.35 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$465,000	\$524,500	\$549,900
List Price \$	--	\$465,000	\$524,500	\$549,900
Sale Price \$	--	\$461,000	\$515,000	\$554,900
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	08/07/2023	03/29/2024	01/29/2024
DOM · Cumulative DOM	-- · --	19 · 19	62 · 62	115 · 115
Age (# of years)	24	26	22	22
Condition	Good	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
Style/Design	1 Story conventional	1 Story conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	1,334	1,334	1,336	1,877
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.30 acres	.36 acres	.31 acres	.35 acres
Other	--	--	--	--
Net Adjustment	--	+\$7,387	+\$10,000	-\$25,898
Adjusted Price	--	\$468,387	\$525,000	\$529,002

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Adjustments: +10,000 view, -2613 lot = +7387

Sold 2 Adjustments: +10,000 view

Sold 3 Adjustments: -21,720 GLA, -2000 garage stall, -2178 lot = -25,898

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Homes Realty	Per tax records, the subject last sold on 10-05-2023 for \$362,500. The subject is currently listed and active.					
Listing Agent Name	Jessica Hodges						
Listing Agent Phone	775-813-7024						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	10/05/2023	\$362,500	Tax Records
01/12/2024	\$525,000	04/01/2024	\$525,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$525,000	\$525,000
Sales Price	\$515,000	\$515,000
30 Day Price	\$473,800	--
Comments Regarding Pricing Strategy		
<p>The subject is the smallest GLA in the neighborhood. I had to go back 12 months to find on with similar GLA. S1 effectively brackets the GLA. Initial search was .5 miles and 3 months. There were NO listing comps within .5 miles that were close to the subject GLA. Extended to 1 mile. I stated the sale of the property to the current owner was non-arms length because it does not appear that it was listed on the MLS. S2 has the most recent sold date of the sold comps.</p>		

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



Street



Other

Listing Photos

L1 2009 Flycatcher Dr
Sparks, NV 89441



Front

L2 508 Cardiff Drive
Sparks, NV 89441



Front

L3 69 Rook Ct
Sparks, NV 89441



Front

Sales Photos

S1 974 Yellowhammer Dr
Sparks, NV 89441



Front

S2 2283 Ruddy Way
Sparks, NV 89441



Front

S3 1402 Talon Dr
Sparks, NV 89441



Front

ClearMaps Addendum

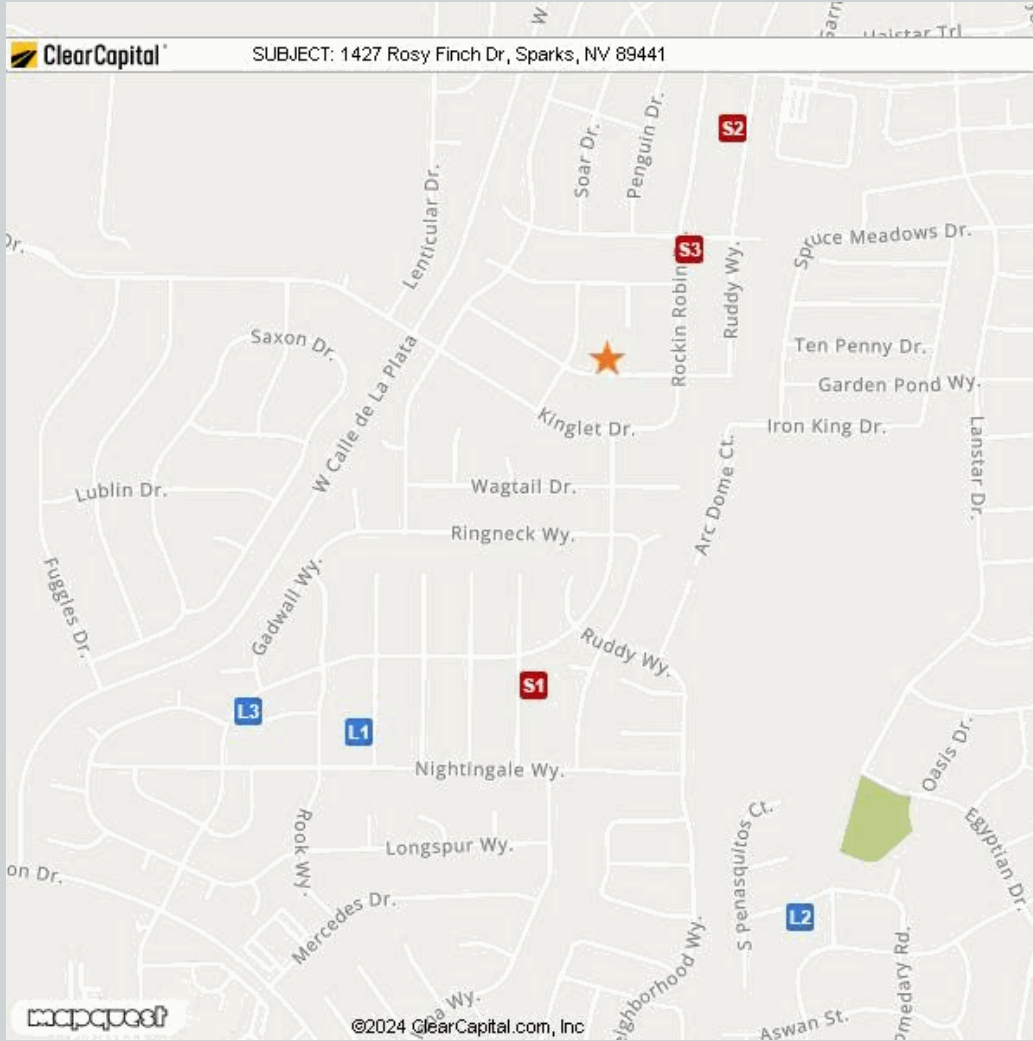
Address ★ 1427 Rosy Finch Dr, Sparks, NEVADA 89441

Loan Number 55354

Suggested List \$525,000

Suggested Repaired \$525,000

Sale \$515,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1427 Rosy Finch Dr, Sparks, Nevada 89441	--	Parcel Match
L1 Listing 1	2009 Flycatcher Dr, Sparks, NV 89441	0.59 Miles ¹	Parcel Match
L2 Listing 2	508 Cardiff Drive, Sparks, NV 89441	0.78 Miles ¹	Parcel Match
L3 Listing 3	69 Rook Ct, Sparks, NV 89441	0.66 Miles ¹	Parcel Match
S1 Sold 1	974 Yellowhammer Dr, Sparks, NV 89441	0.44 Miles ¹	Parcel Match
S2 Sold 2	2283 Ruddy Way, Sparks, NV 89441	0.35 Miles ¹	Parcel Match
S3 Sold 3	1402 Talon Dr, Sparks, NV 89441	0.18 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	Kathleen Bray	Company/Brokerage	CalNeva Realty
License No	S.0174694	Address	3730 St Andrews Dr Reno NV 89502
License Expiration	04/30/2024	License State	NV
Phone	7752031054	Email	buyrenore@gmail.com
Broker Distance to Subject	11.82 miles	Date Signed	04/06/2024

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

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

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.