

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	10032 Forbes Avenue, North Hills, CA 91343	Order ID	9319895	Property ID	35367237
Inspection Date	05/05/2024	Date of Report	05/06/2024		
Loan Number	55672	APN	2685004019		
Borrower Name	Redwood Holdings LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	5.3_Aged_BPOs	Tracking ID 1	5.3_Aged_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments	
R. E. Taxes	\$1,298	The subject property appeared to be well-maintained from the exterior. It is currently on the market and the photos shown on the MLS indicate a home in good condition likely C3.	
Assessed Value	\$86,183		
Zoning Classification	Residential LARS		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	
Local Economy	Stable	This area is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in the Mayall St / Hayvenhurst Ave neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 1970 and 1999.	
Sales Prices in this Neighborhood	Low: \$790000 High: \$1196000		
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	10032 Forbes Avenue	16730 Marilla St	10435 Rubio Ave	9837 Odessa Ave
City, State	North Hills, CA	Northridge, CA	Granada Hills, CA	North Hills, CA
Zip Code	91343	91343	91344	91343
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.55 ¹	0.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,069,000	\$957,000	\$1,099,000
List Price \$	--	\$1,069,000	\$957,000	\$1,099,000
Original List Date		04/16/2024	03/28/2024	04/03/2024
DOM · Cumulative DOM	-- · --	20 · 20	39 · 39	33 · 33
Age (# of years)	68	68	67	68
Condition	Good	Good	Average	Good
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,854	1,600	1,884	2,055
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 3	4 · 2 · 1
Total Room #	7	7	9	9
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	Pool - Yes Spa - Yes	--	Pool - Yes	--
Lot Size	0.18 acres	0.17 acres	0.19 acres	0.23 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.

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

Listing 1 This home is closest in proximity, but smaller in GLA. It is in similar condition, but lacks a pool. Similar room count

Listing 2 Very similar in GLA, market area and it has a pool. This home appears to be in inferior condition.

Listing 3 This home is the second best comp to the subject and likely in similar condition. It is larger in GLA but does not come with a pool. Currently under contract.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10032 Forbes Avenue	16439 San Jose St	16964 Citronia St	16901 Kinzie St
City, State	North Hills, CA	Granada Hills, CA	Northridge, CA	Northridge, CA
Zip Code	91343	91344	91343	91343
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.78 ¹	0.48 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,007,000	\$1,049,000	\$1,249,777
List Price \$	--	\$1,007,000	\$1,049,000	\$1,249,777
Sale Price \$	--	\$1,000,000	\$1,060,000	\$1,250,500
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	03/28/2024	12/28/2023	04/24/2024
DOM · Cumulative DOM	-- · --	60 · 60	111 · 111	49 · 49
Age (# of years)	68	67	64	63
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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,854	1,896	1,694	2,024
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	7	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	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
Lot Size	0.18 acres	0.17 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$80,000	+\$57,000	-\$39,000
Adjusted Price	--	\$1,080,000	\$1,117,000	\$1,211,500

* 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 This home is similar in GLA but in average condition and lacks a pool. 50K for condition, 30K for pool,

Sold 2 This home is in good condition and has a similar room count and a pool, however, it is smaller and GLA and has no garage. 25K for garage, 32K for GLA

Sold 3 This home is very nicely remodeled and possibly in better condition than the subject. Probably C2. so a 25K adj was made. 34K for GLA and 30K for pool, 10K for spa

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Douglas Elliman	Recording Date:11/06/2023 Sale Date:11/01/2023 Sale Price:\$840,000					
Listing Agent Name	Lauren Duffy						
Listing Agent Phone	310-595-3888						
# 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
09/08/2023	\$929,950	03/25/2024	\$1,199,000	Sold	11/06/2023	\$840,000	MLS
03/25/2024	\$1,199,000	05/04/2024	\$1,149,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,150,000	\$1,150,000
Sales Price	\$1,150,000	\$1,150,000
30 Day Price	\$1,150,000	--
Comments Regarding Pricing Strategy		
Based on recently sold comps in close proximity with consideration for GLA, condition, amenities, such as garage and pool, and considering the current list comps, the very recent price reduction of the subject, 1.15M is fair market value		

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



Front



Address Verification



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 16730 Marilla St
Northridge, CA 91343



Front

L2 10435 Rubio Ave
Granada Hills, CA 91344



Front

L3 9837 Odessa Ave
North Hills, CA 91343



Front

Sales Photos

S1 16439 San Jose St
Granada Hills, CA 91344



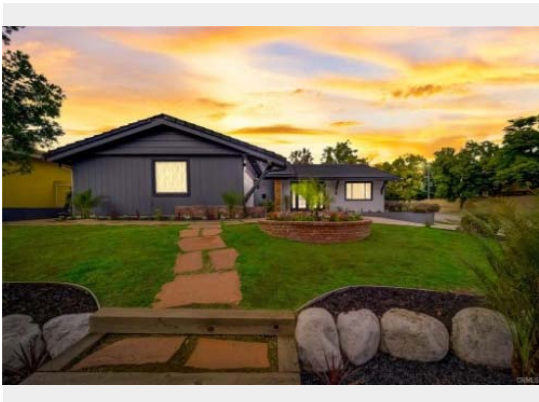
Front

S2 16964 Citronia St
Northridge, CA 91343



Front

S3 16901 Kinzie St
Northridge, CA 91343



Front

ClearMaps Addendum

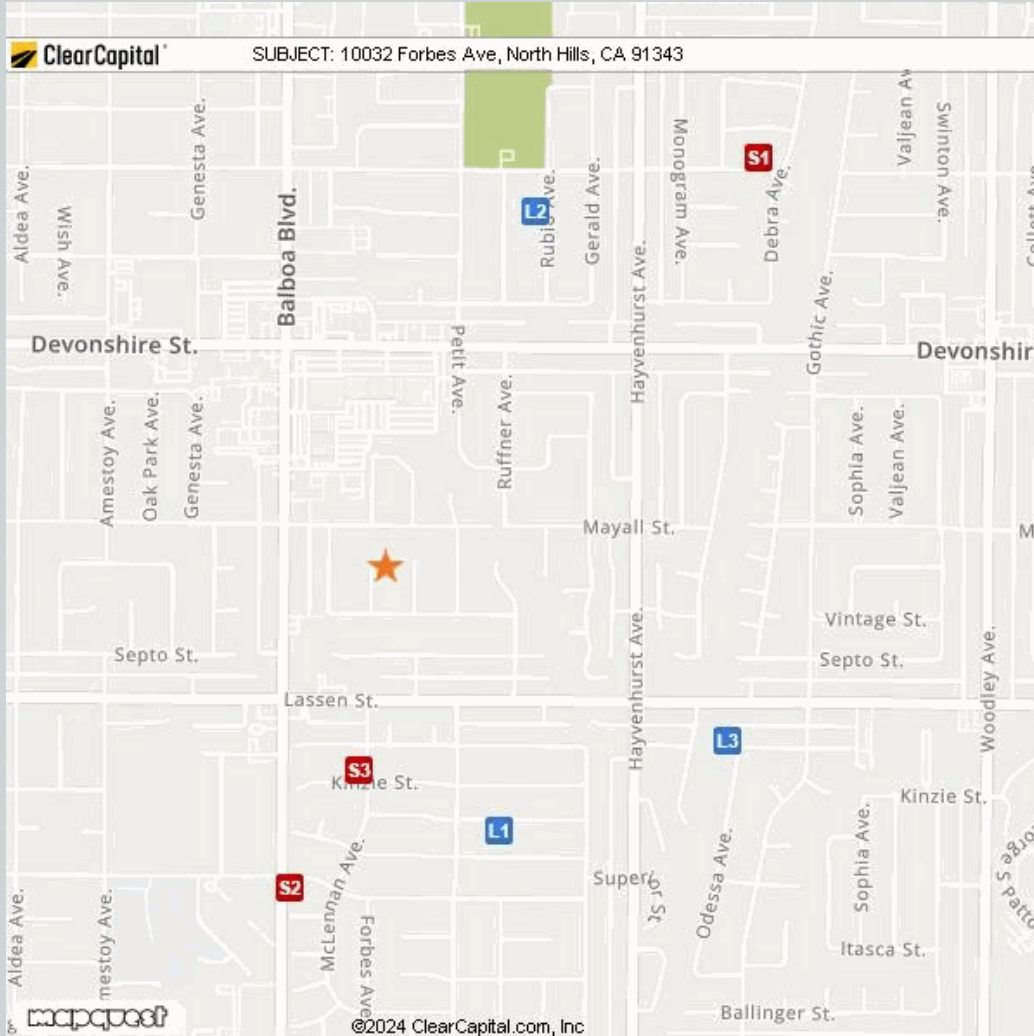
Address ★ 10032 Forbes Avenue, North Hills, CA 91343

Loan Number 55672

Suggested List \$1,150,000

Suggested Repaired \$1,150,000

Sale \$1,150,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10032 Forbes Avenue, North Hills, CA 91343	--	Parcel Match
L1 Listing 1	16730 Marilla St, North Hills, CA 91343	0.41 Miles ¹	Parcel Match
L2 Listing 2	10435 Rubio Ave, Granada Hills, CA 91344	0.55 Miles ¹	Parcel Match
L3 Listing 3	9837 Odessa Ave, North Hills, CA 91343	0.55 Miles ¹	Parcel Match
S1 Sold 1	16439 San Jose St, Granada Hills, CA 91344	0.78 Miles ¹	Parcel Match
S2 Sold 2	16964 Citronia St, North Hills, CA 91343	0.48 Miles ¹	Parcel Match
S3 Sold 3	16901 Kinzie St, North Hills, CA 91343	0.29 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	Mark Overholt	Company/Brokerage	Graff Real Estate
License No	02009173	Address	5604 Rhodes Ave, 101 Valley Village CA 91607
License Expiration	07/22/2028	License State	CA
Phone	8184483764	Email	LYLrealestate@gmail.com
Broker Distance to Subject	7.86 miles	Date Signed	05/06/2024

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

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.