

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	726 Bronco Way, Walnut, CALIFORNIA 91789	Order ID	9342944	Property ID	35409627
Inspection Date	05/15/2024	Date of Report	05/17/2024		
Loan Number	55718	APN	8709055033		
Borrower Name	Redwood Holdings LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	5.14_Citi_AgedBPO	Tracking ID 1	5.14_Citi_AgedBPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	REDWOOD HOLDINGS LLC	The subject is a two story detached SFR with stucco siding and a tile roof. It is located on a landscaped lot with and inground pool and spa, brick trimmed walkway and planter beds, and a block and wood rear fence. Has a 3AG, metal roll-up garage door, iron gated side parking, and a concrete driveway with brick trim. There is forced air heating, central air, and a fireplace. A small section of stucco is peeling. No other damage was observed. Note: the current subject MLS photos and comments offer the property in average condition.
R. E. Taxes	\$13,048	
Assessed Value	\$1,055,899	
Zoning Classification	Residential WARPD16800	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Subject windows and doors are closed, assumed locked. Access is via a key safe.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Surrounding properties are one and two story detached SFRs, similar in age, size, type and quality of exterior building materials. It is .2 mi to shopping centers, .5 mi to an elementary school, and 1.5 mi to freeway access. Railroad tracks are within .4 mi with no impact on subject value or marketability. Values have increased during the past 6 months with few concessions paid. Distressed sale properties are a minor share of the market, with no impact on neighborhood values.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$1,280,000 High: \$2009000	
Market for this type of property	Increased 13 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	726 Bronco Way	20305 Yale Ave	305 Abogado Ave	433 Maryville Dr
City, State	Walnut, CALIFORNIA	Walnut, CA	Walnut, CA	Walnut, CA
Zip Code	91789	91789	91789	91789
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.36 ¹	1.35 ¹	1.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,239,888	\$1,158,000	\$1,350,000
List Price \$	--	\$1,239,888	\$1,158,000	\$1,350,000
Original List Date		04/30/2024	05/07/2024	05/09/2024
DOM · Cumulative DOM	-- · --	6 · 17	10 · 10	8 · 8
Age (# of years)	38	39	60	57
Condition	Average	Average	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	2 Stories Conventional	1 Story Ranch	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,974	2,210	2,064	2,240
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 2	4 · 2
Total Room #	8	9	8	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 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	Pool - Yes
Lot Size	0.25 acres	0.19 acres	0.18 acres	0.17 acres
Other	Fence, patio	Fence, patio	Fence, patio	Fence, patio

* 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 Has larger GLA, smaller lot size and garage, similar year built, and no pool amenity. There are no interior MLS photos available for viewing. The MLS comments indicate there are granite kitchen countertops, 2 upgraded baths, recessed lighting, and a central vacuum system. Has no disclosed secondary bath, flooring, or window upgrades.

Listing 2 Older construction with similar GLA, garage, and pool amenity, smaller lot size. There are granite kitchen countertops, s/s appliances, no cabinet, bath, flooring, or window upgrades. Has recessed lighting.

Listing 3 Has larger GLA, smaller lot size and garage, older construction with a pool amenity. There is a remodeled kitchen, baths, new flooring, windows, roof, and paint.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	726 Bronco Way	244 Daybreak Dr	21805 E Shetland Way	21214 Sundance St
City, State	Walnut, CALIFORNIA	Walnut, CA	Walnut, CA	Walnut, CA
Zip Code	91789	91789	91789	91789
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	0.19 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,350,000	\$1,350,000	\$1,228,000
List Price \$	--	\$1,350,000	\$1,350,000	\$1,228,000
Sale Price \$	--	\$1,295,888	\$1,360,000	\$1,280,000
Type of Financing	--	Cash	Conv	Cash
Date of Sale	--	12/19/2023	05/02/2024	11/27/2023
DOM · Cumulative DOM	-- · --	64 · 88	8 · 28	8 · 47
Age (# of years)	38	36	37	37
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 Conventional	2 Stories Conventional	1 Story Ranch	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	1,974	2,197	2,296	2,219
Bdrm · Bths · ½ Bths	4 · 3	5 · 3	4 · 3	4 · 3
Total Room #	8	9	10	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 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	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--	--
Lot Size	0.25 acres	0.24 acres	0.25 acres	0.19 acres
Other	Fence, patio	Fence, patio, solar panels	Fence, patio	Fence, patio
Net Adjustment	--	-\$42,300	+\$7,800	+\$20,300
Adjusted Price	--	\$1,253,588	\$1,367,800	\$1,300,300

* 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** Has larger GLA, similar lot size, garage, year built, and pool amenity. There are granite kitchen countertops, s/s appliances, no cabinet, bath, flooring, or window upgrades. Has dated florescent lighting. Adj: GLA -22,300, solar panels -20k.
- Sold 2** Has larger GLA, similar lot size, garage, and year built, no pool amenity. There are ceramic tile kitchen countertops, s/s appliances, one upgraded bath, no cabinet, secondary bath, flooring, window, or lighting upgrades. Has updated copper plumbing. Adj: GLA - 32,200, pool and spa +40k. No concessions paid.
- Sold 3** Has larger GLA, smaller lot size, similar garage and year built, no pool amenity. There are granite kitchen countertops, mismatched appliances (white and black), dated florescent lighting, and no cabinet, bath, or window upgrades. There is newer interior paint and wood flooring, new HVAC. Adj: GLA -24,500, lot size +4800, pool and spa +40k. No concessions paid.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	EXP Realty of CA	The subject is offered as a fair market sale in the MLS.					
Listing Agent Name	Jason Thorman						
Listing Agent Phone	714-931-0724						
# 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
02/21/2024	\$1,498,800	04/18/2024	\$1,398,800	Pending/Contract	04/29/2024	\$1,398,800	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,370,000	\$1,371,000
Sales Price	\$1,360,000	\$1,361,000
30 Day Price	\$1,350,000	--
Comments Regarding Pricing Strategy		
<p>The search parameters for comparables were: 1574-2374 sq., ft, back 6 months, and throughout the subject zip code. The search was expanded due to a lack of more proximate, similar listing comparables. There is a shortage of inventory in the area. The subject appears to be listed slightly above market value, as the comparables do not support the list price. The subject and all comparables are located in the Walnut Valley Unified school district and are on public utilities. Information regarding the subject is from tax records, MLS entry, and broker observation.</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



Side



Side



Street



Other

Subject Photos



Other

Listing Photos

L1 20305 Yale Ave
Walnut, CA 91789



Front

L2 305 Abogado Ave
Walnut, CA 91789



Front

L3 433 Maryville Dr
Walnut, CA 91789



Front

Sales Photos

S1 244 Daybreak Dr
Walnut, CA 91789



Front

S2 21805 E Shetland Way
Walnut, CA 91789



Front

S3 21214 Sundance St
Walnut, CA 91789



Front

ClearMaps Addendum

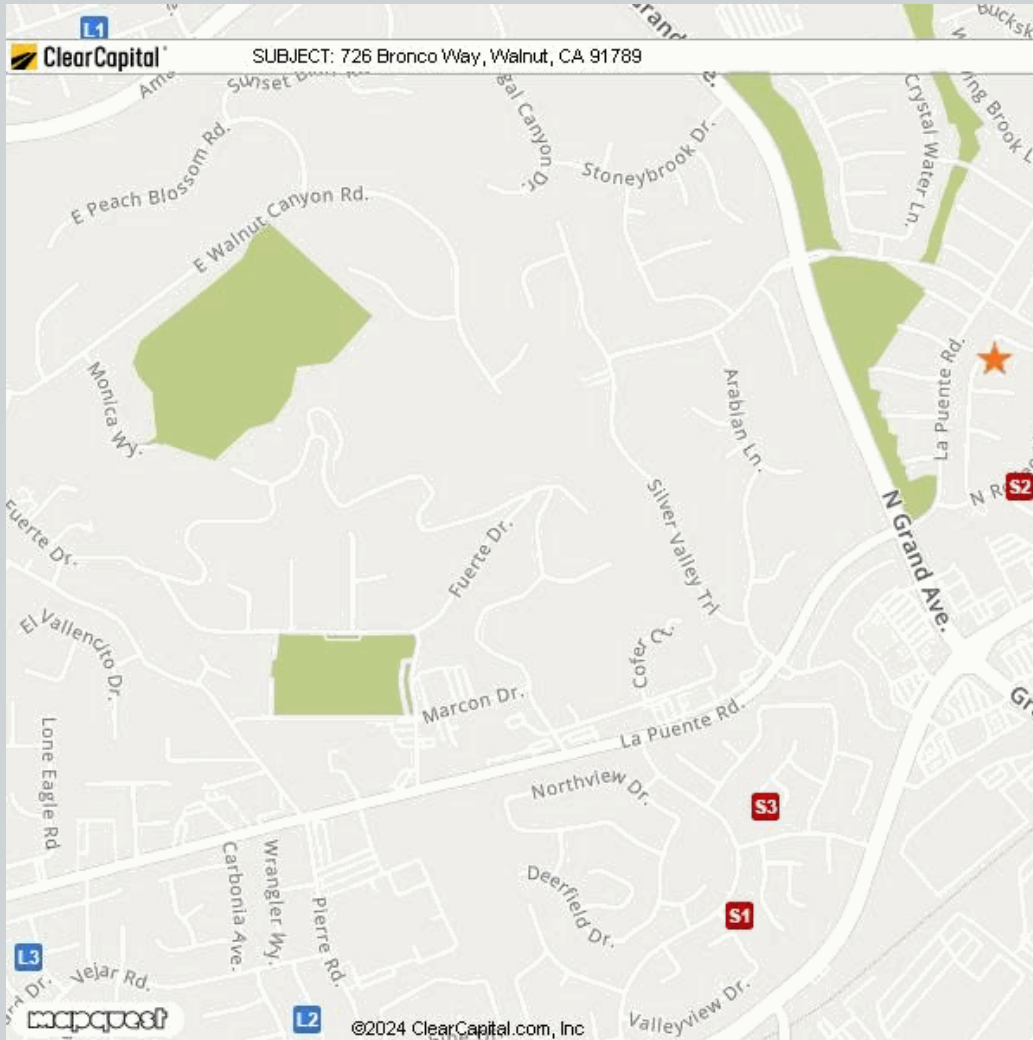
Address ★ 726 Bronco Way, Walnut, CALIFORNIA 91789

Loan Number 55718

Suggested List \$1,370,000

Suggested Repaired \$1,371,000

Sale \$1,360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	726 Bronco Way, Walnut, California 91789	--	Parcel Match
L1 Listing 1	20305 Yale Ave, Walnut, CA 91789	1.36 Miles ¹	Parcel Match
L2 Listing 2	305 Abogado Ave, Walnut, CA 91789	1.35 Miles ¹	Parcel Match
L3 Listing 3	433 Maryville Dr, Walnut, CA 91789	1.61 Miles ¹	Parcel Match
S1 Sold 1	244 Daybreak Dr, Walnut, CA 91789	0.87 Miles ¹	Parcel Match
S2 Sold 2	21805 E Shetland Way, Walnut, CA 91789	0.19 Miles ¹	Parcel Match
S3 Sold 3	21214 Sundance St, Walnut, CA 91789	0.71 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	Phyllis Staton	Company/Brokerage	Phyllis Staton
License No	01005501	Address	9160 La Ronda St Rancho Cucamonga CA 91701
License Expiration	07/29/2027	License State	CA
Phone	9097174169	Email	NationwideAVM@gmail.com
Broker Distance to Subject	14.59 miles	Date Signed	05/17/2024

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.