

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	5471 Cherrylee Lane, Yorba Linda, CALIFORNIA 92886	Order ID	9342944	Property ID	35409629
Inspection Date	05/16/2024	Date of Report	05/17/2024		
Loan Number	55754	APN	348-281-15		
Borrower Name	Redwood Holdings LLC	County	Orange		

Tracking IDs

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

General Conditions

Owner	Redwood Holdings Llc	Condition Comments	
R. E. Taxes	\$14,869	Subject is a possible horse property. Subject is found to be in average condition, no repairs are necessary. No functional or external obsolescence noted.	
Assessed Value	\$1,377,000		
Zoning Classification	sfr		
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	Rural	Neighborhood Comments	
Local Economy	Stable	Stable supply and demand. 1 REO sale and no Shortsales noted. The home prices have been stable	
Sales Prices in this Neighborhood	Low: \$658,000 High: \$1,600,000		
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	5471 Cherrylee Lane	18601 Oriente Dr	4887 Via Alameda	5111 Eureka Ave
City, State	Yorba Linda, CALIFORNIA	Yorba Linda, CA	Yorba Linda, CA	Yorba Linda, CA
Zip Code	92886	92886	92886	92886
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	1.38 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,250,000	\$1,349,999	\$1,875,000
List Price \$	--	\$1,250,000	\$1,349,999	\$1,775,000
Original List Date		05/16/2024	04/18/2024	03/20/2024
DOM · Cumulative DOM	-- · --	1 · 1	13 · 29	58 · 58
Age (# of years)	63	62	49	59
Condition	Average	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,745	1,850	1,598	2,054
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
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	--
Lot Size	0.35 acres	0.18 acres	0.20 acres	0.57 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.

Current Listings - Cont.

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

- Listing 1** Welcome to your dream home in the heart of Yorba Linda! This beautiful single-story residence offers everything you've been searching for and more. With 4 bedrooms and 2 bathrooms, this home provides the perfect blend of comfort and convenience. Step inside to discover a bright and open floor plan, where the spacious kitchen becomes the heart of the home. Complete with a gas cooktop, double oven, and ample storage, it's a chef's delight. Gather with loved ones in the inviting living room, illuminated by natural light and featuring a cozy fireplace for chilly evenings. Your primary suite awaits, offering a peaceful sanctuary with direct access to the backyard retreat. Outside, the expansive yard is ready for all your outdoor activities, from BBQs on the patio to cozy evenings around the fire pit. With no HOA fees and located in the top-rated Placentia-Yorba Linda Unified School District, this home truly has it all. Come and experience the warmth and comfort of this special place!
- Listing 2** Beautifully remodeled, single story, POOL home on a large corner lot with cul-de-sac location in highly sought after neighborhood is just listed for the first time in past 38 years! Zoned in an excellent school district: Fairmont Elementary, Bernardo Yorba Middle School, and Yorba Linda High School makes this the perfect home for kids! Fresh exterior paint and landscape with newly plastered and tiled pool are ready for you to enjoy, just in time for this summer! Enjoy the firepit in this very private yard along with a large patio area that is perfect for entertaining right off of the living space as well as grass area that is perfect for pets. There are several mature fruit trees along the east side of the home including avocado and oranges. The whole home has been upgraded to include new dual-paned windows throughout, new sliding glass door, fresh paint, new fixtures, new outlets, new trim and doors, and a gorgeous neutral LVP flooring. The entire interior is one level with no interior steps! The kitchen has all brand new appliances, cabinets, and countertops. There is a pantry as well as extra storage and a bar area off the kitchen to enjoy. Hall bathroom includes new tub/shower with gorgeous tile and new dual sink vanity and with quartz countertops as well as new faucets and fixtures. Secondary bedrooms are spacious with large mirrored closet sliding doors. The Primary bedroom has plenty of space as well as a newly completely redone walk in shower as well as cabinets and faucets and fixtures. With an inside laundry room and attached 2 car garage, central air, NO Mello Roos, No HOA, and award winning schools...this home is a must see!
- Listing 3** Sprawling horse property just a few blocks from Yorba Linda Town Center, within walking distance of many restaurants, groceries, library, and movie theaters. As you step onto the meticulously maintained park-like grounds, you are greeted by the charm of a 4-bedroom ranch home that has been thoroughly upgraded. The possibilities are boundless on this sprawling lot, providing ample space for a second home, ADU, vast car collection, or any other personal desires you may envision. Modern upgrades include a brand-new roof, tastefully remodeled kitchen with custom cabinets, remodeled bathrooms with spacious showers, canned lighting, Milgard dual pane windows and terrazzo and luxury vinyl flooring. The kitchen is open to the family and dining rooms, with multiple skylights bringing in natural light throughout the home. The indoor laundry room has custom cabinets and Maytag washer/dryer. The horse facilities feature an open breezeway barn with stalls suitable for accommodating a variety of needs, lunging pen, and additional covered stalls equipped with misters for comfort. Uplighting of the trees and barn provide a magical night-time ambience. The newly tiled built-in BBQ and outdoor refrigerator are located on a large patio, perfect for gatherings with friends and family. There is an oversized 2-car garage with professionally installed cabinetry, epoxy flooring, attic storage and dual end garage doors that allow access around the property. A new Tuff Shed garden barn/workshop provides ample storage, along with a rebuilt shed attached to the garage, and plenty of space to park a horse trailer, and/or more cars next to the barn. The driveway and patio are paved with 4,000 square feet from System Pavers and a front lighted driveway wall adds to the curb appeal. This property offers a rare opportunity to enjoy the tranquility of country life in town.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5471 Cherrylee Lane	19531 Old Ranch Rd	4715 School St	5731 Highland Ave
City, State	Yorba Linda, CALIFORNIA	Yorba Linda, CA	Yorba Linda, CA	Yorba Linda, CA
Zip Code	92886	92886	92886	92886
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.87 ¹	0.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,100,000	\$1,350,000	\$1,375,000
List Price \$	--	\$1,100,000	\$1,350,000	\$1,375,000
Sale Price \$	--	\$1,227,000	\$1,300,000	\$1,380,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	12/04/2023	04/25/2024	03/12/2024
DOM · Cumulative DOM	-- · --	9 · 34	14 · 36	3 · 32
Age (# of years)	63	59	58	68
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	Split split
# Units	1	1	1	1
Living Sq. Feet	1,745	1,803	1,930	1,832
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.35 acres	0.31 acres	0.21 acres	0.69 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$1,227,000	\$1,300,000	\$1,380,000

* 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** Welcome to this charming single-level home nestled in the heart of Yorba Linda, one of California's safest and most desirable cities. Situated on an impressive third-acre lot, this property offers an idyllic family living experience in a coveted neighborhood. A stone's throw away from the prestigious Yorba Linda Golf Course, esteemed Fairmont Elementary, and Bernardo Yorba Middle schools, as well as convenient access to various shopping centers, including the new Town Center featuring Regal Theatres, this location truly embodies the ideal blend of tranquility and convenience. Step through the inviting large white front door with leaded glass side windows into the bright and airy living space, adorned with high ceilings, elegant crown molding, and a designated formal dining area. The two-sided gas starter fireplace with hearth adds a touch of warmth and character to the room. From the formal living room, enjoy a serene view of the expansive backyard, seamlessly connected to the well-appointed kitchen boasting crisp white cabinetry, sleek black countertops, and modern appliances. The kitchen's thoughtful design includes a window overlooking the front yard and a convenient breakfast bar for casual dining. This thoughtfully designed home offers four bedrooms, with the flexibility to accommodate various needs. The owners have ingeniously merged two bedrooms to create an expansive space, ideal for siblings sharing or easily reconfigurable to suit individual preferences. The private en-suite primary bedroom is a peaceful retreat, featuring ample closet space and a spacious walk-in shower, ensuring comfort and privacy. Indulge in the serene ambiance of the enclosed sunroom, accessible through elegant French sliding glass doors, offering an inviting transition to the covered patio and the expansive backyard, perfect for outdoor gatherings and relaxation. Revel in the modern touches throughout the house, including recessed lighting, newer windows along the front, and elegant wood laminate flooring in the living area. Convenience is further enhanced by the two-car attached garage, providing storage space in the rafters, washer-dryer hookups, and a sink. Ample parking space is available with a generously sized driveway, catering to the needs of a modern household. Experience the perfect blend of comfort, convenience, and sophistication in this delightful Yorba Linda residence. Make this home your haven and enjoy the quintessential California lifestyle it offers.
- Sold 2** Located in the tranquil and sought-after city of Yorba Linda, 4715 School St. is a captivating single-story ranch-style residence, beautifully situated on a spacious lot of nearly 9,000 sqft. This home seamlessly combines traditional elegance with the warmth of family living, starting with a generously sized formal living room that is bathed in natural light, creating an inviting atmosphere for both relaxation and social gatherings. The heart of the home is the kitchen, featuring granite countertops, a gas range and oven, and ample storage, which opens directly into the cozy family room, making it perfect for entertaining or quiet family evenings. The master bedroom offers a peaceful retreat, complemented by a luxurious bathroom equipped with dark wood cabinets, a double vanity, and a walk-in shower. Two additional bedrooms provide substantial closet space, accommodating a variety of living arrangements. The home also includes a second bathroom that is both light and airy, with travertine tile, granite countertops, and a combined bathtub and shower. Adjacent to the home's entrance, the office space, adorned with French doors, opens onto a serene enclosed patio, offering a versatile area that could serve as a fourth bedroom, a home office, or a quiet retreat. The expansive backyard is a haven for outdoor living, featuring a covered patio and a large grassy area for activities, relaxation, and gatherings. Additionally, a charming structure in the backyard can serve multiple purposes, from an additional office or playhouse to a convenient storage shed, adding to the home's appeal and functionality. The neighborhood enhances the allure of this property with amenities such as a community pool complete with a diving board, a BBQ area, and a shuffleboard court, providing a resort-like atmosphere for residents. The prime location of this home ensures easy access to a wide array of restaurants, grocery stores, and award-winning schools, offering a lifestyle of unparalleled convenience and charm in one of Orange County's most desirable communities.
- Sold 3** Welcome to 5731 Highland Avenue, a charming home nestled in the heart of Yorba Linda's "horse country"! This unique property offers an exceptional opportunity for those seeking a slice of country living within city limits. Featuring 4 bedrooms and 2 bathrooms spread across 1,832 square feet of living space, this home provides ample room for comfortable living. Stepping inside, you'll appreciate the timeless appeal of the original fixtures, harkening back to its 1956 construction and lending a nostalgic charm to every corner. However, what truly sets this property apart is its expansive lot, spanning an impressive 29,846 square feet. Zoned for horse property, this parcel offers an idyllic setting for equestrian enthusiasts. Complete with stables and an arena, it provides all the amenities necessary for caring for and riding horses right from the comfort of your own home. In addition to the home there is also a sewing room, detached bonus room, a tack room, and two storage rooms, all adding up to approximately an additional 400 square feet of space. Whether you're a seasoned horse owner or simply appreciate the tranquility and spaciousness that comes with rural living, 5731 Highland Avenue offers an unparalleled opportunity to live the quintessential California lifestyle. Don't miss your chance to make this exceptional property your own and experience the harmony of country living in the city!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no recent MLS activity			
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	\$1,330,000	\$1,330,000
Sales Price	\$1,325,000	\$1,325,000
30 Day Price	\$1,315,000	--
Comments Regarding Pricing Strategy		
<p>The subjects value was determined by looking at the price of competing sold comps and list comps like the subject within the subjects competing area. My pricing opinion follows accordingly to what other comparable solds and active listings are going for in the area based upon analyzed data within the past 180-360 days.</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.
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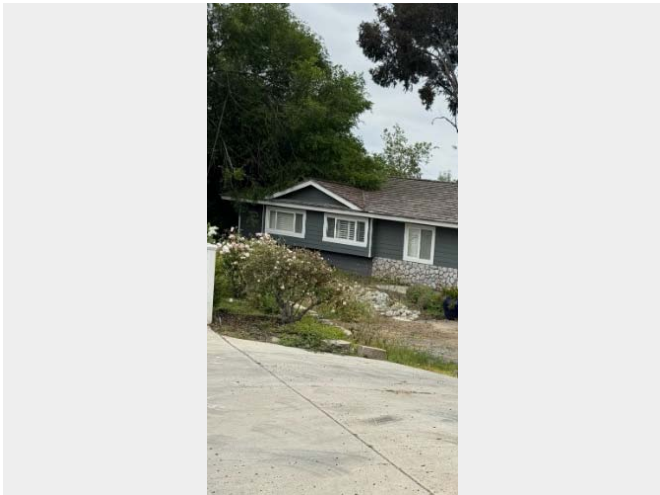
Subject Photos



Front



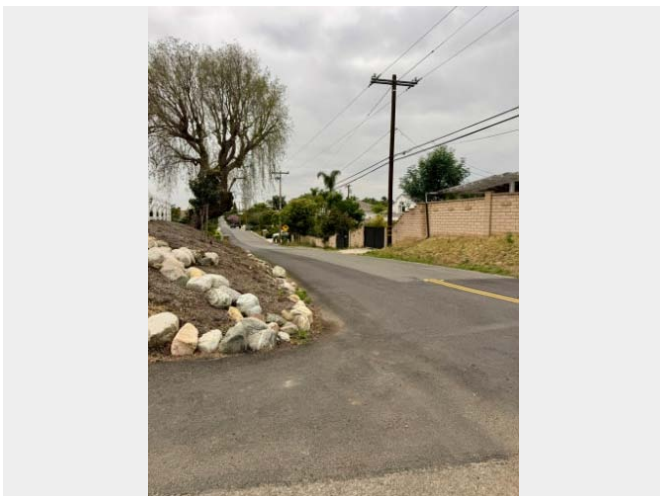
Address Verification



Side



Street



Street

Listing Photos

L1 18601 Oriente Dr
Yorba Linda, CA 92886



Front

L2 4887 Via Alameda
Yorba Linda, CA 92886



Front

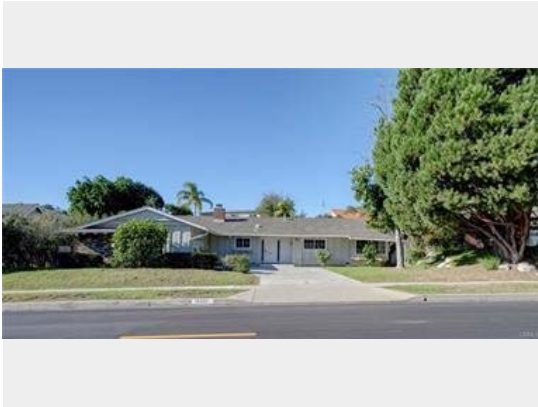
L3 5111 Eureka Ave
Yorba Linda, CA 92886



Front

Sales Photos

S1 19531 Old Ranch Rd
Yorba Linda, CA 92886



Front

S2 4715 School St
Yorba Linda, CA 92886



Front

S3 5731 Highland Ave
Yorba Linda, CA 92886



Front

ClearMaps Addendum

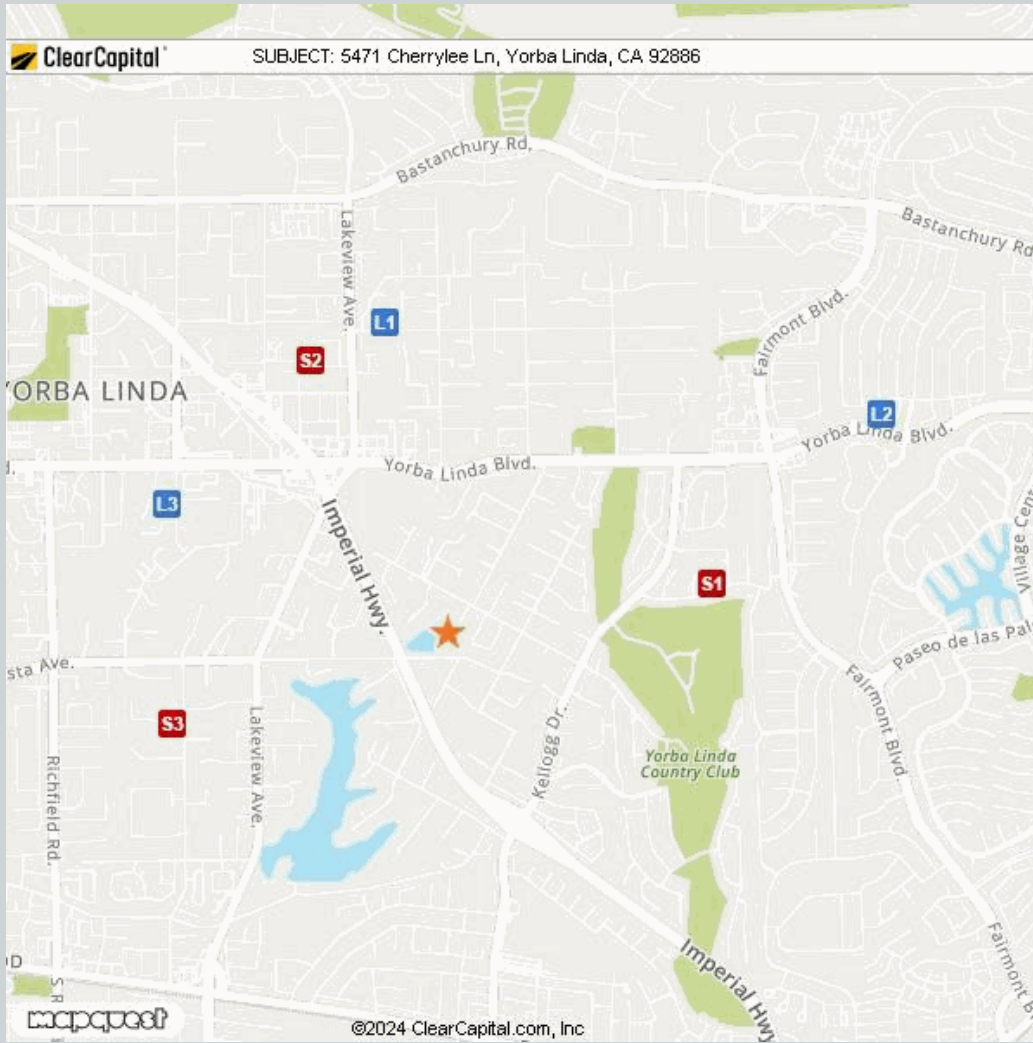
Address ★ 5471 Cherrylee Lane, Yorba Linda, CALIFORNIA 92886

Loan Number 55754

Suggested List \$1,330,000

Suggested Repaired \$1,330,000

Sale \$1,325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5471 Cherrylee Lane, Yorba Linda, California 92886	--	Parcel Match
L1 Listing 1	18601 Oriente Dr, Yorba Linda, CA 92886	0.90 Miles ¹	Parcel Match
L2 Listing 2	4887 Via Alameda, Yorba Linda, CA 92886	1.38 Miles ¹	Parcel Match
L3 Listing 3	5111 Eureka Ave, Yorba Linda, CA 92886	0.88 Miles ¹	Parcel Match
S1 Sold 1	19531 Old Ranch Rd, Yorba Linda, CA 92886	0.77 Miles ¹	Parcel Match
S2 Sold 2	4715 School St, Yorba Linda, CA 92886	0.87 Miles ¹	Parcel Match
S3 Sold 3	5731 Highland Ave, Yorba Linda, CA 92886	0.82 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	Jennifer Sharon Tukay	Company/Brokerage	Realty One Group
License No	01376082	Address	2300 East Katella Avenue Anaheim CA 92806
License Expiration	10/07/2027	License State	CA
Phone	7145808833	Email	sharontukay@gmail.com
Broker Distance to Subject	6.91 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.