

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	7492 Corona Valley Avenue, Corona, CA 92880	Order ID	9366567	Property ID	35460366
Inspection Date	05/25/2024	Date of Report	05/25/2024		
Loan Number	55958	APN	144-303-022		
Borrower Name	Redwood Holdings LLC	County	Riverside		

Tracking IDs

Order Tracking ID	Aged_BPO_5.24	Tracking ID 1	Aged_BPO_5.24
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in early 21st century. Subject conforms to neighborhood which is comprised primarily of two story properties with a few single story properties. Subject is directly across from a school, little/no impact to marketing/valuation.
R. E. Taxes	\$10,752	
Assessed Value	\$755,613	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(No obvious intrusions; window posting)		
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	Suburban	Neighborhood Comments Market demand is strong with stable prices. Seller concessions are few and REO activity is less than 5% of the resale market. Construction of the community of Eastvale began in 1999 and is currently home to approximately 65,000 residents and was ranked several times by Money magazine as one of the best communities in the nation and was the only city in CA to make the Top 50 in Fortune magazine in 2023. There is an extensive park system and many residents commute to job centers in Orange County and Los Angeles. There are few external influences with the exception of some transmission lines ...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$565,000 High: \$1,320,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Market demand is strong with stable prices. Seller concessions are few and REO activity is less than 5% of the resale market. Construction of the community of Eastvale began in 1999 and is currently home to approximately 65,000 residents and was ranked several times by Money magazine as one of the best communities in the nation and was the only city in CA to make the Top 50 in Fortune magazine in 2023. There is an extensive park system and many residents commute to job centers in Orange County and Los Angeles. There are few external influences with the exception of some transmission lines on the north side of the city. The city has a growing shopping and commerce influence with a major Amazon distribution center of nearly 4M square feet opened in 2017.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7492 Corona Valley Avenue	13865 Ivywood Ct	13963 Laurelwood Ave	13736 Havenside Court
City, State	Corona, CA	Corona, CA	Corona, CA	Corona, CA
Zip Code	92880	92880	92880	92880
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.12 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$980,000	\$1,198,888	\$1,150,000
List Price \$	--	\$980,000	\$1,198,888	\$1,150,000
Original List Date		05/07/2024	05/21/2024	05/21/2024
DOM · Cumulative DOM	-- · --	17 · 18	3 · 4	0 · 4
Age (# of years)	20	24	23	19
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 Modern	2 Stories Modern	2 Stories Modern	2 Stories Modern
# Units	1	1	1	1
Living Sq. Feet	3,921	3,195	3,621	4,311
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	6 · 4	6 · 3 · 1
Total Room #	10	9	10	10
Garage (Style/Stalls)	Attached 4 Car(s)	Attached 3 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	Pool - Yes	Pool - Yes Spa - Yes	--	--
Lot Size	0.18 acres	0.20 acres	0.16 acres	0.20 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** Comparable and subject are in same community. Comparable is most proximate current listing and reason for selection. Comparable is inferior due to GLA. Comparable is in active-under-contract status since 05/15/24. Comparable is most comparable due to proximity and pool considerations.
- Listing 2** Comparable and subject are in same community. Subject is pool home, comparable no pool. Comparable specifically selected for proximity. Comparable is in overall average condition with recent maintenance-related updates. Comparable is newly listed in active status. Comparable is inferior due to GLA and pool differences.
- Listing 3** Comparable and subject are in same community. Subject is pool home, comparable no pool. Comparable specifically selected to bracket GLA. Comparable is superior due to GLA with an offset for pool difference. Comparable is in coming-soon status with start showing date of 6/1/24.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7492 Corona Valley Avenue	7554 Elm Grove Ave	13682 Aspen Leaf Ln	13225 Bert's Way
City, State	Corona, CA	Corona, CA	Corona, CA	Corona, CA
Zip Code	92880	92880	92880	92880
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.29 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$899,000	\$985,000	\$1,060,000
List Price \$	--	\$935,000	\$985,000	\$1,060,000
Sale Price \$	--	\$935,000	\$980,000	\$1,020,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	08/14/2023	03/05/2024	12/29/2023
DOM · Cumulative DOM	-- · --	112 · 172	37 · 81	0 · 51
Age (# of years)	20	21	20	10
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 Modern	2 Stories Modern	2 Stories Modern	2 Stories Modern
# Units	1	1	1	1
Living Sq. Feet	3,921	3,921	3,675	3,630
Bdrm · Bths · ½ Bths	5 · 3	5 · 3 · 1	5 · 3	5 · 3 · 1
Total Room #	10	10	10	10
Garage (Style/Stalls)	Attached 4 Car(s)	Attached 4 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	--	--	Pool - Yes Spa - Yes
Lot Size	0.18 acres	0.16 acres	0.15 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$17,000	+\$32,800	+\$8,100
Adjusted Price	--	\$952,000	\$1,012,800	\$1,028,100

* Sold 1 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** Comparable and subject are in same community. Comparable and subject appear to be same model. Subject is pool home, comparable no pool. Comparable is an aged sale date however was specifically selected due to same model and proximity. Adjustment of +\$15000 pool difference, +\$2000 lot size difference at \$1000/0.01 acre lot size difference for a total adjustment of +\$17000. Comparable is most comparable due to same model and proximity.
- Sold 2** Comparable and subject are in same community. Subject is pool home, comparable no pool. Comparable specifically selected for GLA, proximity and recent sale date. Adjustments of +\$12,300 GLA difference at \$50/sq ft, +\$2500 garage count, \$15000 pool difference, +\$3000 lot size for a total adjustment of +\$32,800
- Sold 3** Comparable is in a nearby HOA community, subject no HOA. Comparable specifically selected for GLA and pool characteristics. Adjustments of -\$10000 age difference, +\$14600 GLA difference, +\$2500/garage count, +\$1000 lot size difference for a total adjustment of +\$8100

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows no records for this property. CRMLS is the primary MLS for the area. There are no MLS sheets to include with this report. Google and Zillow search for subject address found no current listing information for subject. Screenshot of Zillow is included as a miscellaneous document uploaded to this report. Public records show a trustee sale recorded 01/18/2024 for \$735,000.			
Listing Agent Name							
Listing Agent Phone							
# 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	01/18/2024	\$735,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,028,800	\$1,028,800
Sales Price	\$1,018,800	\$1,018,800
30 Day Price	\$1,018,800	--
Comments Regarding Pricing Strategy		
The suggested list considers the current listings and is most influenced by L1, the most comparable (however inferior) property in under-contract status. L2 and L3 are just entering market so difficult to understand if those list prices will be achieved. The sale price is expected as a minor discount from list, consistent with recent market dynamics. The 30 day price and sale price are the same due to DOM running under 30 days in this marketplace.		

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



Street



Other

Listing Photos

L1 13865 Ivywood Ct
Corona, CA 92880



Front

L2 13963 Laurelwood Ave
Corona, CA 92880



Front

L3 13736 Havenside Court
Corona, CA 92880



Front

Sales Photos

S1 7554 Elm Grove Ave
Corona, CA 92880



Front

S2 13682 Aspen Leaf Ln
Corona, CA 92880



Front

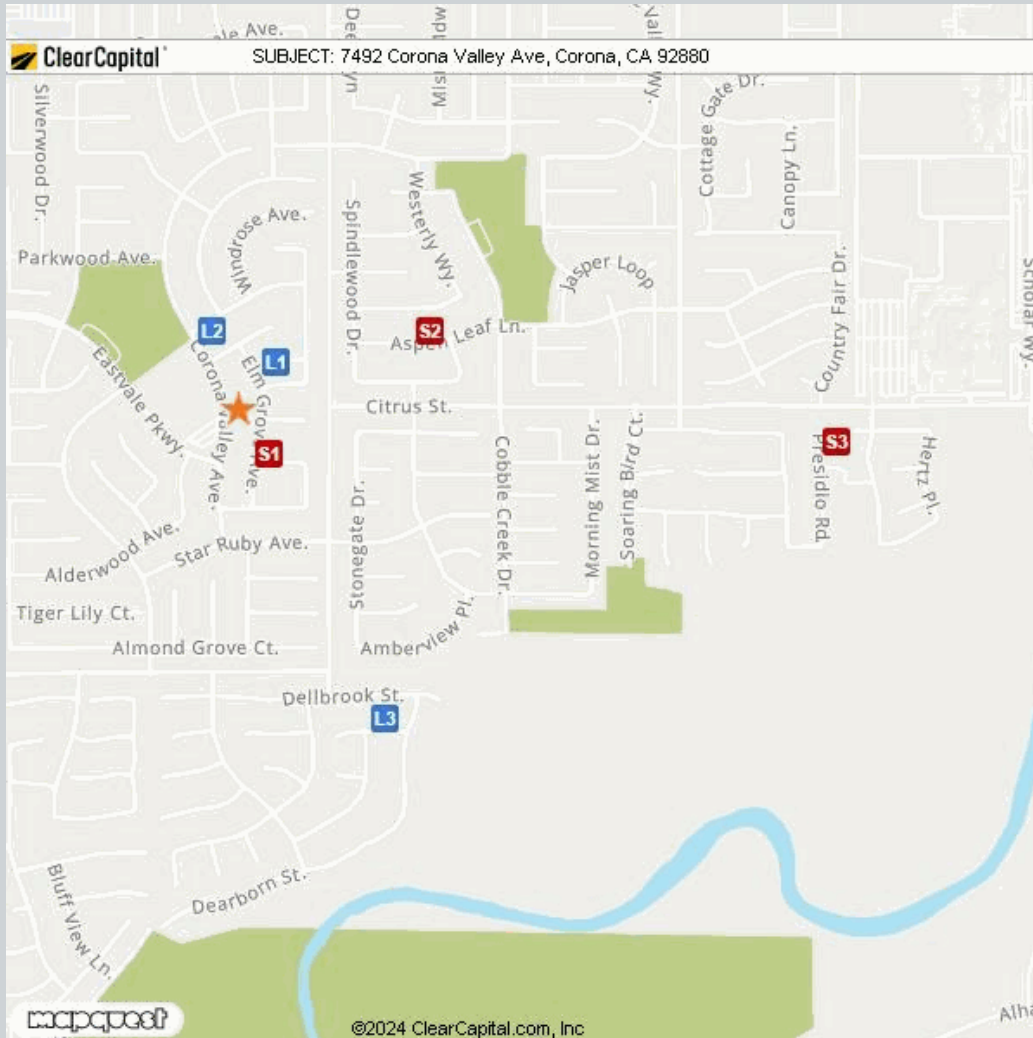
S3 13225 Berts Way
Corona, CA 92880



Front

ClearMaps Addendum

Address ★ 7492 Corona Valley Avenue, Corona, CA 92880
Loan Number 55958 **Suggested List** \$1,028,800 **Suggested Repaired** \$1,028,800 **Sale** \$1,018,800



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7492 Corona Valley Avenue, Corona, CA 92880	--	Parcel Match
L1 Listing 1	13865 Ivywood Ct, Eastvale, CA 92880	0.09 Miles ¹	Parcel Match
L2 Listing 2	13963 Laurelwood Ave, Eastvale, CA 92880	0.12 Miles ¹	Parcel Match
L3 Listing 3	13736 Havenside Court, Eastvale, CA 92880	0.49 Miles ¹	Parcel Match
S1 Sold 1	7554 Elm Grove Ave, Eastvale, CA 92880	0.08 Miles ¹	Parcel Match
S2 Sold 2	13682 Aspen Leaf Ln, Eastvale, CA 92880	0.29 Miles ¹	Parcel Match
S3 Sold 3	13225 Berts Way, Eastvale, CA 92880	0.85 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	Michael O'Connor	Company/Brokerage	Diamond Ridge Realty
License No	01517005	Address	12523 Limonite Avenue Eastvale CA 91752
License Expiration	10/04/2026	License State	CA
Phone	9518474883	Email	RealtorOConnor@aol.com
Broker Distance to Subject	2.37 miles	Date Signed	05/25/2024

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.