

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	3116 Flora Street, San Luis Obispo, CA 93401	Order ID	9601505	Property ID	35919879
Inspection Date	09/10/2024	Date of Report	09/10/2024		
Loan Number	56716	APN	004-521-003		
Borrower Name	Redwood Holdings LLC	County	San Luis Obispo		

Tracking IDs					
Order Tracking ID	9.6_CitiAgedBPO	Tracking ID 1	9.6_CitiAgedBPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	REDWOOD HOLDINGS LLC	Condition Comments	
R. E. Taxes	\$3,245	<p>Legal Description: CY SLO TR 166 BL A LT 3 The subject is a single story, detached , Ranch/Rambler style SFR home. The home contains (6) rooms, (3) bedrooms & (2) bathrooms with 1,387 sq. foot of living area. Attached (2) car garage. Q4 quality of construction rating. Neighborhood views. No adverse influences. Per MLS sale photos from February 2024 MLS sale, interior is dated & original and the subject needs cosmetic repairs. Condition is C4 (average) condition rating. There is no OA or current documentation to support a higher condition rating than C4 (average) for the subject. Report is based on tax data and not info from last MLS sale as tax records are default info for DNA in the absence of a current OA or other information to support a higher condition rating than C4 rating. Interior condition is unknown. Subjects interior is speculated to be C4 condition rating based on its exterior condition. Roof appears to be serviceable. *Note - This is an exterior BPO only, so the condition of the interior is unknown. A condition rating of AVERAGE was used for BPO purposes. There is no documentation to confirm the current interior condition for the subject property, unless a visual inspection of the subjects interior condition was completed by the vendor at the time of inspection. No interior inspection was completed for this report ...</p>	
Assessed Value	\$897,600		
Zoning Classification	Residential R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Property appears secure)			
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	
Local Economy	Stable	<p>Older non gated neighborhood of SFR homes a few blocks away from Sinsheimer Park in SLO close to Johnson Avenue. Fee simple land. Close to Sinsheimer Elementary School, SLO High School and Cal Poly University. Fee simple land. No HOA.</p>	
Sales Prices in this Neighborhood	Low: \$804,000 High: \$1,744,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Condition Comments

Legal Description: CY SLO TR 166 BL A LT 3 The subject is a single story, detached , Ranch/Rambler style SFR home. The home contains (6) rooms, (3) bedrooms & (2) bathrooms with 1,387 sq. foot of living area. Attached (2) car garage. Q4 quality of construction rating. Neighborhood views. No adverse influences. Per MLS sale photos from February 2024 MLS sale, interior is dated & original and the subject needs cosmetic repairs. Condition is C4 (average) condition rating. There is no OA or current documentation to support a higher condition rating than C4 (average) for the subject. Report is based on tax data and not info from last MLS sale as tax records are default info for DNA in the absence of a current OA or other information to support a higher condition rating than C4 rating. Interior condition is unknown. Subjects interior is speculated to be C4 condition rating based on its exterior condition. Roof appears to be serviceable. *Note - This is an exterior BPO only, so the condition of the interior is unknown. A condition rating of AVERAGE was used for BPO purposes. There is no documentation to confirm the current interior condition for the subject property, unless a visual inspection of the subjects interior condition was completed by the vendor at the time of inspection. No interior inspection was completed for this report by vendor. The vendor used all available resources to verify the properties GLA, age, lot size, condition rating and amenities based on visual observation of the visible areas of the subjects exterior at the time of physical inspection, and by using recent and/or prior MLS data and county records. County tax records are used to verify GLA, age, and room/bed/bath count and parcel size, NOT MLS data, as some possible additions or modifications could be potentially completed without permits and un-lendable. Tax record DNA is the default DNA information to formulate a value conclusion for this opinion of value in the absence of a certified, origination appraisal. This BPO is an opinion of value and not an appraisal. The subjects value conclusion and condition rating was based on the subjects visual condition of its exterior at the time of inspection and assumed condition rating of C4 (average) condition rating. The subject conforms to the surrounding homes in its neighborhood in age, architectural style, quality of construction, use (residential) and size. The subject appears to be vacant. The subject appears to be currently undergoing cosmetic repairs (interior paint) at the time of inspection. Paint gun overspray noted on the inside of the subjects windows at front of home. This home is currently off market. It last sold on 02/26/2024 for \$880,000 per MLS records.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3116 Flora Street	1992 Johnson Avenue	2455 Helena Street	1224 Sylvia Court
City, State	San Luis Obispo, CA	San Luis Obispo, CA	San Luis Obispo, CA	San Luis Obispo, CA
Zip Code	93401	93401	93401	93401
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 ¹	0.62 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$849,000	\$899,000	\$1,185,000
List Price \$	--	\$823,900	\$899,000	\$1,185,000
Original List Date		06/07/2024	08/27/2024	08/26/2024
DOM · Cumulative DOM	-- · --	95 · 95	14 · 14	4 · 15
Age (# of years)	61	58	70	70
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
Style/Design	1 Story Ranch/Rambler	1 Story Traditional	1 Story Ranch/Rambler	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,387	1,432	1,605	1,371
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 3
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.14 acres	0.23 acres
Other	--	Dated , Corner lot	--	Outbuilding

* 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.

Current Listings - Cont.

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

- Listing 1** MLS Status: "Active" - L1 is an arms length sale per MLS information. L1 is located in the same Sinsheimer District of SLO, approximately 0.89 miles away from the subject. L1 is a (1) story, Traditional style SFR home. L1 is a similarly aged home built in 1966, a (3) year newer home. L1 has similar Q4 quality of construction rating. L1 has the same (3) bedroom count & the same (2) bathroom count as the subject. L1 has the same (6) room count. L1 has a slightly superior sized floor plan & slightly superior GLA values. L1 has estimated similar C4 condition rating (average) like the subject. L1 is dated at interior per MLS info & MLS photos. L1 has the same sized 0.16 acre lot as the subject and similar lot value. L1 is located on a superior corner lot. L1 has a detached (2) car garage. The subject has a (2) car garage. Both homes have fenced & landscaped yards. L1 has a similar view amenity like the subject - neutral residential views. L1 has inferior neighborhood lot location value. L1 has adverse lot location value fronting a busy road, an adverse influence that negatively affects its resale value. The subject has superior neighborhood lot location value with no adverse influences. With adjustments, L1 has estimated inferior fair market resale value to the subject, due to the subjects superior neighborhood lot location value. L1 has estimated inferior fair market resale value to the subject with adjustments.
- Listing 2** MLS Status: "Active Under Contract" - L2 is a traditional resale per MLS info. L2 is located approximately 0.62 miles away from the subject in the same Sinsheimer District of SLO. L2 is a (1) story, Ranch/Rambler style SFR home like the subject. L2 is a similarly aged home built in 1954, a (9) year older home than the subject. L2 has similar Q4 quality of construction rating. L2 has the same (3) bedroom count & the same (2) bathroom count as the subject. L2 has the same (6) room count. L2 has a superior sized floor plan & superior GLA values over the subject. L2 has estimated similar C4 condition (average) rating like the subject. L2 is dated per MLS info & MLS photos & has estimated similar condition to the subject. L2 has a inferior sized 0.14 acre lot and inferior lot value. L2 has an attached (1) car carport. MLS states L2 has a (1) car garage. L2 has a open sided carport with a garage door, not a garage. The subject has a superior attached (2) car garage. Both homes have fenced & landscaped yards. L2 has a similar view amenity - neutral residential views like the subject. L2 has similar neighborhood lot location value. L1 has no adverse influences. The subject has similar neighborhood lot location value with no adverse influences. With adjustments, L2 has estimated similar fair market resale value to the subject with adjustments, due to L2 superior GLA values, versus the subjects superior sized parcel. L2 has estimated similar fair market resale value with adjustments. L2 is the most proximate comp. L2 is the most heavily weighted LIST comp. Best LIST comp with adjustments. The subjects resale value is estimated to be in range of L2 comp.
- Listing 3** MLS Status: "Pending" - L3 is a fair market sale per MLS information. L3 is in the same Sinsheimer District of SLO as the subject, 0.70 miles away. L3 is a single story home with traditional style architecture. L3 is a similarly aged home built in 1954, a (9) year older home than the subject. L3 has similar Q4 quality of construction rating. L3 has the same (3) bedroom count. L3 has superior (3) bathroom count over the subject. L3 has the same (6) room count. L3 has a similar sized floor plan & similar GLA values to the subject. L3 has estimated superior C3 condition (good) rating over the subject. L3 is updated per MLS info & MLS photos & has estimated superior condition rating over the subject. L3 has a superior sized 0.23 acre lot and superior lot value. L3 has a inferior attached (1) car garage. The subject has superior attached (2) car garage. Both homes have fenced & landscaped yards. L3 has a superior view amenity. List #3 has hill views. The subject has inferior, neutral residential views. L3 has similar neighborhood lot location value. L3 has no adverse influences. The subject has similar neighborhood lot location value with no adverse influences. L3 has a superior, detached newer modern outbuilding with unfinished interior (frame only with plywood floors) With adjustments, L3 has estimated superior fair market resale value over the subject, due to L3 superior C3 (good) condition rating, superior bathroom count, superior sized parcel, superior views and superior outbuilding amenity. L3 has estimated superior fair market resale value over the subject with adjustments.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3116 Flora Street	3183 Rose Avenue	1642 Crestview Circle	1278 Briarwood Drive
City, State	San Luis Obispo, CA	San Luis Obispo, CA	San Luis Obispo, CA	San Luis Obispo, CA
Zip Code	93401	93401	93401	93401
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.45 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$799,900	\$975,000	\$998,000
List Price \$	--	\$799,900	\$975,000	\$998,000
Sale Price \$	--	\$900,000	\$985,000	\$1,000,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/28/2024	03/07/2024	07/15/2024
DOM · Cumulative DOM	-- · --	5 · 20	8 · 38	46 · 93
Age (# of years)	61	51	61	63
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch/Rambler	1 Story Traditional	1 Story Bungalow	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,387	1,293	1,316	1,447
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	5	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	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.17 acres	0.15 acres
Other	--	--	Updated	Built in BBQ Island , Corner lot
Net Adjustment	--	+\$1,900	-\$52,900	-\$16,500
Adjusted Price	--	\$901,900	\$932,100	\$983,500

* 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** S1 was a vacant, standard sale per MLS information. S1 is located in the same Sinsheimer District area of SLO, approximately 0.20 miles away from the subject. S1 is a single story, Traditional architecture style home. ADJUSTMENTS: Age - S1 has similar age of construction. S1 was built in 1973, a (10) year newer home (-\$2,500) Quality of Construction - both Q4 rating (\$0) Room Count - S1 has the same (6) room count (\$0) Bedrooms - S1 has (3) bedrooms (\$0) Bathrooms - S1 and the subject both have (2) baths (\$0) GLA - S1 has a smaller sized floor plan and inferior GLA values to the subject (+\$9,400) Condition - S1 has C4 (average) condition rating like the subject (\$0) Garage - S1 has an attached (2) car garage like the subject (\$0) View - S1 has a superior view amenity over the subject. S1 has superior hill views. The subject has inferior neutral, residential views (-\$5,000) Location - S1 has similar neighborhood location and no adverse influences like the subject (\$0) Lot Size - S1 has the same sized 0.16 acre lot and similar lot & land value to the subject (\$0) Both S1 and the subject have fenced and landscaped yards (\$0) With adjustments, S1 has an estimated net downward adjustment of \$1,900 to the subject. Subjects adjusted value: \$901,900. Sold #1 had conventional loan financing type with a reported \$14,000 seller credit to the buyer for BCC. S1 is a dated sale that closed escrow over (5) months ago. Prices have increased in the subjects neighborhood since S1 closed escrow in May of 2024. The subjects current market value is potentially higher than its adjusted price to S1, due to appreciation that has occurred in the market since S1 closed escrow. S1 is the most proximate comp of the (3) SOLD comps used in the report. CONCESSION AMOUNT: \$14,000 CONCESSION CMTS: Seller concession for buyer closing costs
- Sold 2** S2 was a vacant, traditional resale per MLS information. Same Banana Belt area of San Luis Obispo near the subject, approximately 0.45 miles away from the subject. S2 is a (1) story, Bungalow style, SFR home. ADJUSTMENTS: Age - S2 has the same age of construction. S2 was built in 1963, the same year as the subject (\$0) Quality of Construction - both Q4 rating (\$0) Room Count - S2 has inferior (5) room count (\$0) Bedrooms - S2 has the same (3) bedroom count (\$0) Baths - Sold #2 and the subject both have (2) bathrooms (\$0) GLA - S2 has a slightly smaller sized floor plan and slightly inferior GLA values to the subject (+\$7,100) GLA values are in range. Condition - S2 comp has estimated superior C3 (good) condition rating over the subject (-\$50,000) S2 has been recently updated & remodeled at interior with above standard builder grade finish. Garage - S2 has an attached (2) car garage like the subject (\$0) View - S2 has a superior view amenity over the subject. S2 has hill views. The subject has inferior neutral, residential views (-\$5,000) Location - S2 has similar location value and no adverse influences like the subject (\$0) Lot Size - S2 has a slightly superior sized 0.17 acre lot (-\$5,000) S2 and the subject have fenced & landscaped yards (\$0) With adjustments, S2 has an estimated net upward adjustment of \$52,900 over the subject. Subjects adjusted value: \$932,100. S2 had conventional loan financing type with no reported concessions. S2 is a dated sale that closed escrow over (6) months ago. Prices have increased in the subjects neighborhood since S2 closed escrow in March of 2024. The subjects current fair market resale value is estimated to be potentially higher than its adjusted price to S2 comp due to appreciation that has occurred in the market since S2 closed escrow.
- Sold 3** S3 was a fair market sale per MLS information. L3 is located in the same Sinsheimer District as the subject, approximately 0.51 miles away from the subject. Sold #3 is a (1) story, Ranch architectural style home. ADJUSTMENTS: Age - S3 has similar age of construction. S3 was built in 1961, a (2) year newer home (-\$500) Quality of Construction - both Q4 rating (\$0) Room Count - S3 has superior (7) room count (\$0) Bedrooms - S3 has superior (4) bedrooms (\$0) Baths - S3 has the same (2) bathroom count as the subject (\$0) GLA - S3 has a slightly superior sized floor plan and slightly superior GLA values over the subject (-\$6,000) Condition - S3 comp has estimated similar C4 (average) condition rating like the subject. S3 has a dated, original build interior (\$0) Garage - Sold #3 has an attached (2) car garage like the subject (\$0) View - S3 has a superior view amenity. S3 has beneficial hill views. The subject has inferior, neutral residential views (-\$5,000) Location - Sold #3 has similar location value and no adverse influences like the subject (\$0) Lot Size - Sold #3 has a slightly inferior sized 0.15 acre lot (+\$5,000) S3 is located on a superior corner lot (-\$5,000) S3 and the subject both have fenced & landscaped yards (\$0) S3 has a superior built in BBQ island at rear patio with built-in Santa Maria BBQ (-\$5,000) With adjustments, Sold #3 has an estimated net upward adjustment of \$16,500 over the subject. Subjects adjusted value: \$983,500. S3 had conventional loan financing type with a reported \$5,000 seller concession. Sold #3 is a current sale that closed escrow less than (90) days ago and is reflective of current market values. Prices have been stable in the subjects neighborhood since S3 closed escrow. S3 has estimated superior resale value over the subject. CONCESSION AMOUNT: \$5,000 CONCESSION CMTS: Seller concession to buyer - closing cost credit for misc. repairs

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 0

of Sales in Previous 12 Months 1

Listing History Comments

MLS Listing History Information MLS Listing Number: SC24005481 Pending Date: 02/20/2024 MLS Status: Closed Closing Date: 02/26/2024 MLS Area: SLO - SAN LUIS OBISPO MLS Sale Price: \$880,000 MLS Status Change Date: 02/27/2024 MLS Listing Agent: SI01203096-Jennifer Shaheen MLS Listing Broker: BHGRE HAVEN PROPERTIES MLS Current List Price: \$899,000 MLS Original List Price: \$965,000 MLS Source: CRMLS

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
01/16/2024	\$965,000	02/16/2024	\$899,000	Sold	02/26/2024	\$880,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$938,900	\$938,900
Sales Price	\$933,000	\$933,000
30 Day Price	\$915,500	--

Comments Regarding Pricing Strategy

I initially went back (3) months, out in distance (1) mile in my comp search. List and Sold comps that match the subjects DNA and condition profile are scarce in SLO in the current market. Sold comps that have closed in the past (90-120) days that match the subjects DNA and speculated condition profile are scarce. List comps that match the subjects DNA profile and estimated range of resale value are extremely scarce. Inventory of homes For Sale remains low in all areas of SLO in the current market. List price variance is wide for LIST & SOLD comps used in the report due to extremely scarce LIST & SOLD comp factors in the current market for properties that match the subjects DNA profile and condition profile. Due to scarce comp factors, it was necessary to relax some of the variance threshold tolerances of the search criteria to find comps which I could use to complete the report. Sales dates were backed up (12) months and distance radius was expanded up to (5) miles and comp selection remained scarce. With relaxing the (90) day pending date, the lot location value, the lot size tolerance and the condition rating variance variance threshold tolerances of the search criteria, I was able to find comps of which I could use due to extremely scarce comp factors. Comps used in the report are the best possible currently available comps within (5) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and the comps. Comps with an adverse influence that have a similar DNA profile to the subject are scarce. S1 and S2 comps exceed the (90) day pending date variance tolerance. List & SOLD comps are extremely scarce that match the subjects profile. Agent recommends an "AS-IS" sales strategy with a 90-120 day marketing period. Sold #1 is the most heavily weighted sales comp due to its similar DNA and condition profile. The subjects current market value is estimated to be superior over Sold #2 as S2 is a dated sale. Prices have increased in the subjects neighborhood since S2 closed escrow. Sales prices appreciated rapidly in the subjects neighborhood over the course of 2021 and into 2023 (20%- 25% increase) Price appreciation has stabilized with the Fed's interest rate hikes, but due to a limited supply of homes For Sale in SLO, market remains stable and home values being sustained by lack of inventory. Marketing time is abbreviated and under (30) days when properties are priced and positioned correctly in the marketplace. Adjusted SOLD comps are estimated to accurately bracket the range of the subjects current resale value. The subjects estimated range of "AS- IS" resale value with a 90-120 day marketing period is \$933,000 to \$938,900 in the current market due to low inventory of homes For Sale and continued stable buyer demand despite the high interest rates. The subjects estimated (30) day quick sale price is \$915,000. The initial suggested list price mark up percentage is suggested to be 1% to 2% max, due to current market trend of price stabilization. Marketing time is abbreviated and less than (30) days when properties are priced and positioned correctly in the marketplace. Current market trend appears to be sales price stabilization. Demand continues to exceeds supply however in SLO in the current market, helping to sustain home values. Sales volume has slowed significantly since the FED interest rate hikes with continued low inventory of homes for sale. Market remains a sellers market due to supply and demand issues but trend is cooling in home values after long period of price appreciation and rising home values in San Luis Obispo. Estimated Tax Value per Realist.com tax websites Corelogic software algorithm - RealAVM™ Value: \$912,700 Confidence Score: 88 RealAVM™ Range: \$832,700 - \$992,600 Forecast Standard Deviation: 9 Value as of 08/26/2024 (1)RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2)The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3)The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

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



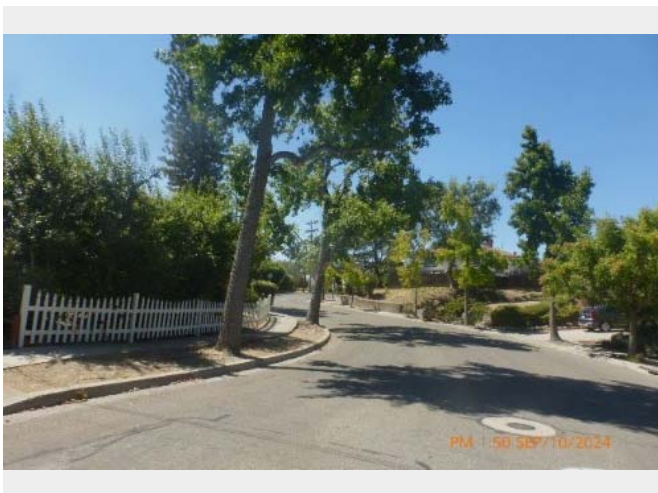
Address Verification



Side



Side

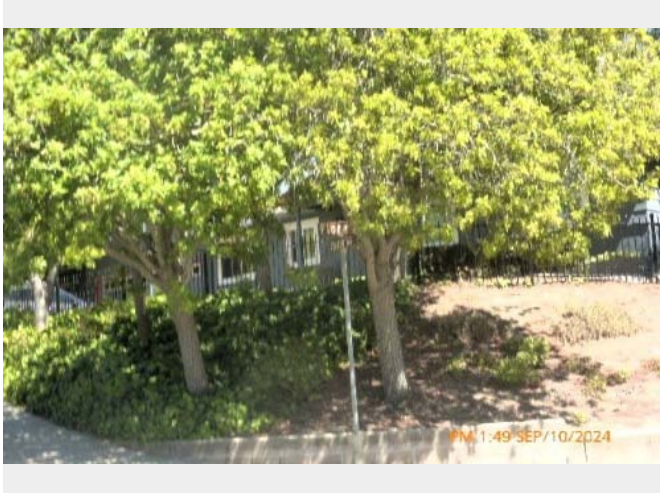


Street



Street

Subject Photos



Street



Street



Street



Garage



Other



Other

Subject Photos



Other



Other



Other

Listing Photos

L1 1992 Johnson Avenue
San Luis Obispo, CA 93401



Front

L2 2455 Helena Street
San Luis Obispo, CA 93401



Front

L3 1224 Sylvia Court
San Luis Obispo, CA 93401



Front

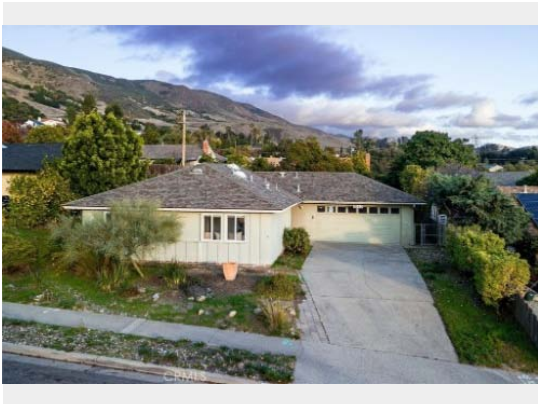
Sales Photos

S1 3183 Rose Avenue
San Luis Obispo, CA 93401



Front

S2 1642 Crestview Circle
San Luis Obispo, CA 93401



Front

S3 1278 Briarwood Drive
San Luis Obispo, CA 93401



Front

ClearMaps Addendum

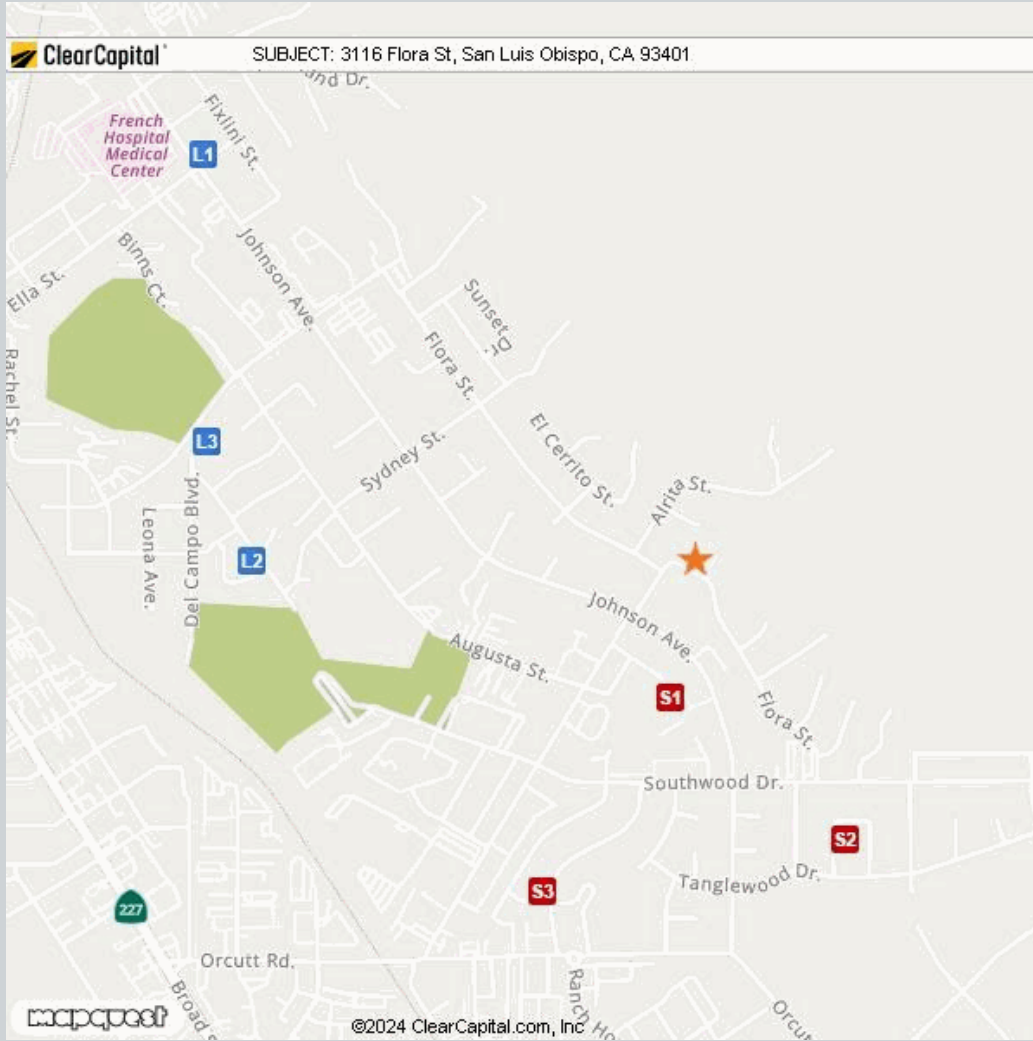
Address ★ 3116 Flora Street, San Luis Obispo, CA 93401

Loan Number 56716

Suggested List \$938,900

Suggested Repaired \$938,900

Sale \$933,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3116 Flora Street, San Luis Obispo, CA 93401	--	Parcel Match
L1 Listing 1	1992 Johnson Avenue, San Luis Obispo, CA 93401	0.89 Miles ¹	Parcel Match
L2 Listing 2	2455 Helena Street, San Luis Obispo, CA 93401	0.62 Miles ¹	Parcel Match
L3 Listing 3	1224 Sylvia Court, San Luis Obispo, CA 93401	0.70 Miles ¹	Parcel Match
S1 Sold 1	3183 Rose Avenue, San Luis Obispo, CA 93401	0.20 Miles ¹	Parcel Match
S2 Sold 2	1642 Crestview Circle, San Luis Obispo, CA 93401	0.45 Miles ¹	Parcel Match
S3 Sold 3	1278 Briarwood Drive, San Luis Obispo, CA 93401	0.51 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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprvider@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	Christian Stuart Workmon	Company/Brokerage	EB Investments
License No	01317218	Address	727 South Halcyon Road #11 Arroyo Grande CA 93420
License Expiration	08/15/2025	License State	CA
Phone	7604048735	Email	chrisworkmon@gmail.com
Broker Distance to Subject	11.56 miles	Date Signed	09/10/2024

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.