

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 | 5312 Cedar Grove Circle, San Jose, CA 95123 | Order ID | 9601505 | Property ID | 35919532 |
| Inspection Date | 09/07/2024 | Date of Report | 09/13/2024 | | |
| Loan Number | 56976 | APN | 690-13-033 | | |
| Borrower Name | Redwood Holdings LLC | County | Santa Clara | | |

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

General Conditions

| | | Condition Comments |
|---------------------------------------|----------------------|--|
| Owner | Redwood Holdings LLC | Visual exterior inspection shows no sign of needed repair. Grasses and trees are adequately cut and watered. |
| R. E. Taxes | \$4,524 | |
| Assessed Value | \$248,339 | |
| Zoning Classification | Residential | |
| 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

| | | Neighborhood Comments |
|--|-------------------------------------|--|
| Location Type | Suburban | Located in an established neighborhood with homes in average to good condition. Market value steadily increases with fewer REO and shortsale transactions. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$920,000 High: \$1,210,000 | |
| Market for this type of property | Increased 4 % in the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 5312 Cedar Grove Circle | 510 Lanfair Circle | 208 Blossom Hill Road | 178 Kayak Dr |
| City, State | San Jose, CA | San Jose, CA | San Jose, CA | San Jose, CA |
| Zip Code | 95123 | 95136 | 95123 | 95111 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 2.06 ¹ | 0.65 ¹ | 0.80 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$925,000 | \$1,148,000 | \$1,100,000 |
| List Price \$ | -- | \$925,000 | \$1,175,000 | \$1,100,000 |
| Original List Date | | 07/19/2024 | 08/20/2024 | 09/04/2024 |
| DOM · Cumulative DOM | -- · -- | 7 · 56 | 18 · 24 | 3 · 9 |
| Age (# of years) | 47 | 44 | 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 | 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 | 1,155 | 1,067 | 1,120 | 1,080 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 2 · 2 | 3 · 1 · 1 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 6 |
| 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 | 0.1 acres | 0.08 acres | 0.14 acres | 0.13 acres |
| Other | Frpl, Porch, Patio | Frpl | Porch, Patio | Frpl |

* Listing 3 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 List1 has 1 fewer bed. Similar baths, living space, lot size, age, and condition.

Listing 2 List2 has half fewer bath, 14 years older, and superior condition. Similar beds, living space, and lot size.

Listing 3 List3 has 16 years older. Similar beds/baths, living space, lot size, age, and condition.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-------------------------|-------------------------|------------------------|-----------------------|
| Street Address | 5312 Cedar Grove Circle | 5726 Orchard Park Drive | 5368 Beech Grove Court | 74 Azucar Avenue |
| City, State | San Jose, CA | San Jose, CA | San Jose, CA | San Jose, CA |
| Zip Code | 95123 | 95123 | 95123 | 95111 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.72 ¹ | 0.22 ¹ | 0.70 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$1,049,950 | \$1,050,000 | \$899,888 |
| List Price \$ | -- | \$1,049,950 | \$1,050,000 | \$899,888 |
| Sale Price \$ | -- | \$1,205,000 | \$1,100,000 | \$925,000 |
| Type of Financing | -- | Conventional Loan | Conventional Loan | Conventional Loan |
| Date of Sale | -- | 08/19/2024 | 09/29/2023 | 10/05/2023 |
| DOM · Cumulative DOM | -- · -- | 7 · 27 | 30 · 46 | 9 · 30 |
| Age (# of years) | 47 | 52 | 47 | 60 |
| Condition | Average | Good | 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 | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,155 | 1,120 | 1,155 | 960 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 1 · 1 | 3 · 2 | 3 · 1 |
| Total Room # | 6 | 6 | 6 | 6 |
| 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 | 0.1 acres | 0.13 acres | 0.12 acres | 0.13 acres |
| Other | Frpl, Porch, Patio | Frpl, Porch, Patio | Frpl, Porch, Patio | Frpl, Patio |
| Net Adjustment | -- | -\$43,000 | -\$2,000 | +\$36,155 |
| Adjusted Price | -- | \$1,162,000 | \$1,098,000 | \$961,155 |

* 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** Sold1 has half fewer bath+5000, bigger lot size-3000, 5 years older+5000, and superior condition-50000. Similar beds, and living space.
- Sold 2** Sold2 has bigger lot size-2000, sold date+10000, and pool-10000. Similar beds/baths, living space, age, and condition.
- Sold 3** Sold3 has 1 fewer bath+10000, smaller living space+5655, bigger lot size-3000, 13 years older+13000, sold date+10000, and porch+500. Similar beds, and condition.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| Current Listing Status | | Not Currently Listed | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Subject sold for \$981,000 in April 2024. | | | |
| 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 | 04/09/2024 | \$981,000 | Tax Records |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$1,030,000 | \$1,030,000 |
| Sales Price | \$1,010,000 | \$1,010,000 |
| 30 Day Price | \$980,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Since subject requires no repair, listing it as-is will save the pre-marketing time and limit total amount of capital invested. There's a shortage of comparables with similar living space within immediate area so expansion of sold date, search distance, age, and/or value variance is necessary.</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. The current report is showing a large variance in as-is conclusions with the most current duplicate. The large variance appears to be due to comp proximity. The current report provides more proximate comps that better support the subject's as-is conclusion.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 510 Lanfair Circle
San Jose, CA 95136



Front

L2 208 Blossom Hill Road
San Jose, CA 95123



Front

L3 178 Kayak Dr
San Jose, CA 95111



Front

Sales Photos

S1 5726 Orchard Park Drive
San Jose, CA 95123



Front

S2 5368 Beech Grove Court
San Jose, CA 95123



Front

S3 74 Azucar Avenue
San Jose, CA 95111



Front

ClearMaps Addendum

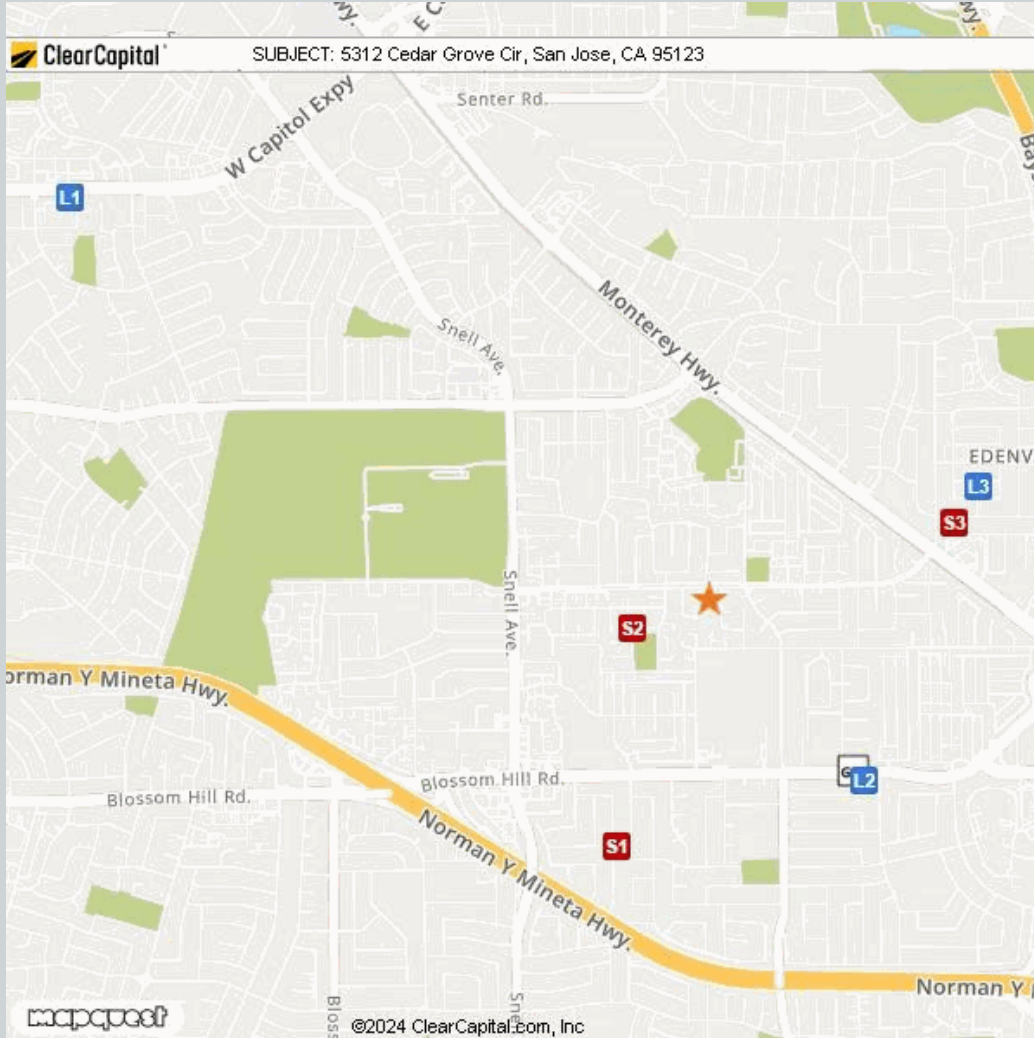
Address ★ 5312 Cedar Grove Circle, San Jose, CA 95123

Loan Number 56976

Suggested List \$1,030,000

Suggested Repaired \$1,030,000

Sale \$1,010,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 5312 Cedar Grove Circle, San Jose, CA 95123 | -- | Parcel Match |
| L1 Listing 1 | 510 Lanfair Circle, San Jose, CA 95136 | 2.06 Miles ¹ | Parcel Match |
| L2 Listing 2 | 208 Blossom Hill Road, San Jose, CA 95123 | 0.65 Miles ¹ | Parcel Match |
| L3 Listing 3 | 178 Kayak Dr, San Jose, CA 95111 | 0.80 Miles ¹ | Parcel Match |
| S1 Sold 1 | 5726 Orchard Park Drive, San Jose, CA 95123 | 0.72 Miles ¹ | Parcel Match |
| S2 Sold 2 | 5368 Beech Grove Court, San Jose, CA 95123 | 0.22 Miles ¹ | Parcel Match |
| S3 Sold 3 | 74 Azucar Avenue, San Jose, CA 95111 | 0.70 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 uiproducer@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 | Sirima Chantalakwong | Company/Brokerage | Insync Realty, Inc. |
| License No | 01460948 | Address | 1281 Laveille Court San Jose CA 95131 |
| License Expiration | 06/15/2026 | License State | CA |
| Phone | 4084393525 | Email | winwininvesting@gmail.com |
| Broker Distance to Subject | 9.40 miles | Date Signed | 09/08/2024 |

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.