

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	2571 N Douty Street, Hanford, CA 93230	Order ID	7418051	Property ID	30614030
Inspection Date	07/08/2021	Date of Report	07/09/2021		
Loan Number	43138	APN	007-120-058-000		
Borrower Name	Redwood Holdings LLC	County	Kings		

Tracking IDs

Order Tracking ID	BPOUpdate_0707	Tracking ID 1	BPOUpdate_0707
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Redwood Holdings LLC	Condition Comments Subject property looks in good exterior condition with no visible damages observed. It looks well maintained and it has good curb appeal. It conforms to the neighborhood. This property has composition roof, fireplace, in ground pool, in ground spa, covered patio, potential RV parking, updated with new paint, flooring, counter tops, and light fixtures. Located across street from road.
R. E. Taxes	\$207,830	
Assessed Value	\$328,432	
Zoning Classification	R18	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(According to MLS, property is vacant and secure with a on lock box)		
Ownership Type	Fee Simple	
Property Condition	Good	
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 Neighborhood is composed of single family homes similar to subject. Located on an established neighborhood. Close to shopping and schools.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$379,900 High: \$550,000	
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	2571 N Douty Street	1601 Whitmore St Hanford Ca	1831 W Tudor Ln Hanford Ca	1042 Robinson Ct Hanford Ca
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	1.21 ¹	1.79 ¹	1.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,000	\$440,000	\$550,000
List Price \$	--	\$425,000	\$440,000	\$550,000
Original List Date		05/21/2021	07/06/2021	06/30/2021
DOM · Cumulative DOM	-- · --	23 · 49	2 · 3	1 · 9
Age (# of years)	40	70	14	32
Condition	Good	Good	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	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,821	2,544	2,578	2,904
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	4 · 3	4 · 3
Total Room #	8	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.31 acres	0.29 acres	0.19 acres	0.36 acres
Other	Fireplace, covered patio	RV parking, fireplace, patio	Covered patio	Covered patio, covered balcony

* 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** This listing compares to subject by style, bedroom and bathroom count, same garage capacity and by having a pool. Inferior by age, smaller gross living area square footage, smaller lot size and no spa. This property has RV parking, fireplace, in ground pool, front patio, upgraded pool equipment, and new garage door openers. Age exceed due to a shortage of comps found more similar in age to subject. Distance exceed due no comps found closer in distance to subject.
- Listing 2** This listing compares to subject by same bathroom count, same style and by having a pool. Superior by age, one bedroom more and garage capacity. Inferior by smaller lot size. This property has tile roof. covered porch, covered patio, fireplace, in ground pool, spa, kitchen island, stainless steel appliances, and granite counter tops. Distance and age exceed due to a shortage of comps found more similar in age and closer in distance .
- Listing 3** This listing compares to subject by same bathroom count, by having a pool and spa. Superior by age, larger gross living area square footage, larger lot, one bedroom more, and by garage capacity. This property has covered patio, in ground pool, spa, covered balcony, and den. It also has leased solar panels. Distance and age exceed due to a shortage of comps found more similar in age and closer in distance.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2571 N Douty Street	185 Cinnamon Ct Hanford Ca	189 Mansionette Dr Hanford Ca	2957 Aspen St Hanford Ca
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.54 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$379,900	\$395,000	\$400,000
List Price \$	--	\$379,900	\$395,000	\$400,000
Sale Price \$	--	\$379,900	\$395,000	\$410,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	02/18/2021	01/13/2021	02/26/2021
DOM · Cumulative DOM	-- · --	54 · 62	4 · 37	3 · 50
Age (# of years)	40	29	29	30
Condition	Good	Good	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	2,821	2,594	2,594	2,602
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2	3 · 2
Total Room #	8	5	5	5
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 Spa - Yes	--	--	Pool - Yes Spa - Yes
Lot Size	0.31 acres	0.23 acres	0.23 acres	0.24 acres
Other	Fireplace, covered patio	Covered patio, covered patio, fireplace	Covered patio, fireplace, shed	Covered patio, fireplace
Net Adjustment	--	+\$21,910	+\$21,910	+\$19,340
Adjusted Price	--	\$401,810	\$416,910	\$429,340

* 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** Inferior by smaller gross living area square footage, smaller lot size, one bathroom less, garage capacity and no pool. Superior by age and by having a storage shed. This property has tile roof, storage shed, covered porch, covered patio, and fireplace. Age and closing date exceed due to a shortage of comps found more similar in age and more recent closing date.
- Sold 2** Inferior by smaller gross living area square footage, smaller lot size, one bathroom less, and no pool. Superior by age and by having a storage shed. This property has tile roof, fireplace, skylights, storage shed, and covered patio. Age and closing exceed due to a shortage of comps found more similar in age and with more recent closing date.
- Sold 3** Inferior by smaller gross living area square footage, smaller lot size, and one bathroom less. Superior by age and owned solar panels. This property has covered patio, fireplace, owned water softener, in ground pool, in ground spa, newer carpet and laminate floors, water purification system, owned security system. artificial grass, recently updated front bathroom and owned solar panels. Age and selling date exceed due to a shortage of comps more similar in age and with more recent closing date.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker Premier R.E.	No past listings found after checking Kings, Tulare and Fresno MLS.					
Listing Agent Name	Mitchell C Choboian						
Listing Agent Phone	(559)686-8595						
# 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
06/15/2021	\$449,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$449,000	\$449,000
Sales Price	\$429,000	\$429,000
30 Day Price	\$425,000	--
Comments Regarding Pricing Strategy		
Comps gathered are similar to subject in GLA, and other characteristics, there is a shortage of comps found more similar in age and with more recent closing date. Value falls between the adjusted value from the sold comps used on this report.		

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.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 1601 Whitmore St Hanford CA
Hanford, CA 93230



Other

L2 1831 W Tudor Ln Hanford CA
Hanford, CA 93230



Other

L3 1042 Robinson Ct Hanford CA
Hanford, CA 93230



Other

Sales Photos

S1 185 Cinnamon Ct Hanford CA
Hanford, CA 93230



Other

S2 189 Mansionette Dr Hanford CA
Hanford, CA 93230



Other

S3 2957 Aspen St Hanford CA
Hanford, CA 93230



Other

ClearMaps Addendum

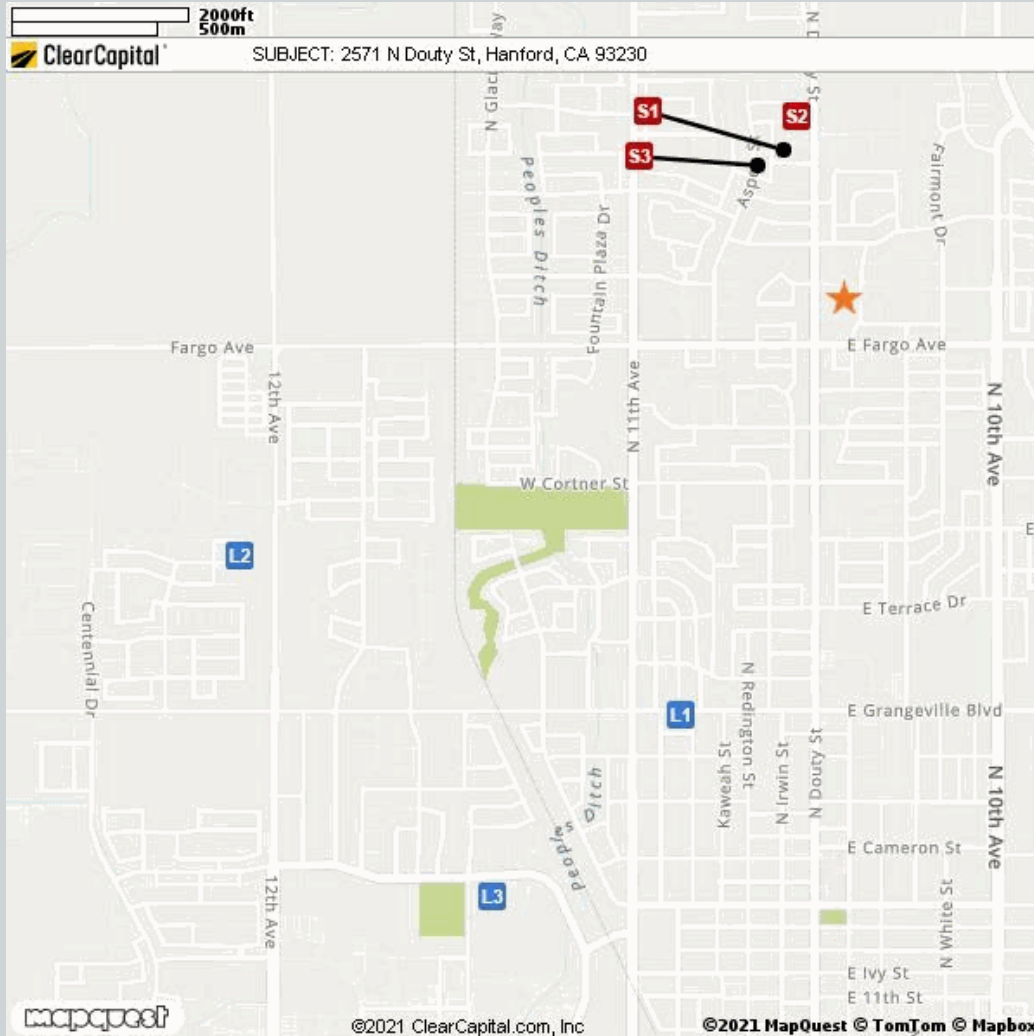
Address ★ 2571 N Douty Street, Hanford, CA 93230

Loan Number 43138

Suggested List \$449,000

Suggested Repaired \$449,000

Sale \$429,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2571 N Douty Street, Hanford, CA 93230	--	Parcel Match
L1 Listing 1	1601 Whitmore St Hanford Ca, Hanford, CA 93230	1.21 Miles ¹	Parcel Match
L2 Listing 2	1831 W Tudor Ln Hanford Ca, Hanford, CA 93230	1.79 Miles ¹	Parcel Match
L3 Listing 3	1042 Robinson Ct Hanford Ca, Hanford, CA 93230	1.89 Miles ¹	Parcel Match
S1 Sold 1	185 Cinnamon Ct Hanford Ca, Hanford, CA 93230	0.48 Miles ¹	Parcel Match
S2 Sold 2	189 Mansionette Dr Hanford Ca, Hanford, CA 93230	0.54 Miles ¹	Parcel Match
S3 Sold 3	2957 Aspen St Hanford Ca, Hanford, CA 93230	0.46 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	Cecilia Vasquez	Company/Brokerage	Realty World Advantage
License No	01468833	Address	344 Cousins Drive Hanford CA 93230
License Expiration	01/23/2023	License State	CA
Phone	5595838852	Email	cvasquezproperties@yahoo.com
Broker Distance to Subject	2.46 miles	Date Signed	07/08/2021

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.