

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.

<b>Address</b>	227 E 10th Street, Hanford, CALIFORNIA 93230	<b>Order ID</b>	8427956	<b>Property ID</b>	33291178
<b>Inspection Date</b>	09/14/2022	<b>Date of Report</b>	09/14/2022		
<b>Loan Number</b>	51216	<b>APN</b>	010-272-007-000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Kings		

Tracking IDs					
<b>Order Tracking ID</b>	09.14.22 BPO	<b>Tracking ID 1</b>	09.14.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Ann M Fitzgerald	<b>Condition Comments</b> Subject property appears to be in average conditions with some deferred exterior maintenance notice at the time of the exterior inspection; The exterior appear with weathered paint and the winfow fraame appear with peeling paint.
<b>R. E. Taxes</b>	\$1,012	
<b>Assessed Value</b>	\$100,960	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$3,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$3,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The neighborhood is average overall and some homes appear to be maintained and some are not, there is a mix of 1 story and 2 story homes in the area and close down town Hanford.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$258,500	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	227 E 10th Street	440 W Ivy St	825 Washington St	515 E Elm St
<b>City, State</b>	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
<b>Zip Code</b>	93230	93230	93230	93230
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.55 <sup>1</sup>	1.27 <sup>1</sup>	0.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$230,000	\$259,000	\$240,000
<b>List Price \$</b>	--	\$230,000	\$258,500	\$240,000
<b>Original List Date</b>		06/10/2022	07/28/2022	08/22/2022
<b>DOM · Cumulative DOM</b>	-- · --	46 · 96	42 · 48	10 · 23
<b>Age (# of years)</b>	83	109	72	82
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story SF detached	1 Story SF detached	1 Story SF detached	1 Story SF detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	964	956	1,120	943
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	3 · 1	2 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	None	None	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.06 acres	0.14 acres	0.16 acres	0.14 acres
<b>Other</b>	MLS#	MLS#224174	MLS#224535	MLS#224695

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 house is too cute close to everything. Downtown and shopping and a cute porch to sit and absorb the morning sun. This home is perfect with the built-ins that give it the charm. It has central heat and air, indoor laundry room, nice size backyard with covered patio. This property is being sold as is.
- Listing 2** Welcome future homeowner to this beautiful and affordable 3 bedrooms 1 bath home that is move in ready! As you drive up to the home, you will be greeted by the amazing curb appeal and spacious driveway. When you walk into the the home you will notice a spacious living area separate from the kitchen. It also features ceiling fans in all rooms, indoor laundry area and a large backyard with lots of potential. This affordable home will not last, call now to schedule your private showing today!
- Listing 3** Now is your chance to own a home in a quiet older neighborhood. Desirable floor plan with generous storage. Home is north facing with plenty of natural light and a covered front porch. Original hardwood floors, indoor laundry room with gas dryer hook up, and a gas range oven in kitchen. Automated sprinkler timer front and rear, and rear drip lines with new solenoid valves. Large Cement pad behind the garage for above ground pool or jacuzzi. Oversized 2 car garage with extended driveway for additional off street parking.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	227 E 10th Street	1219 N Brown St	1029 N Green St	1123 N Harris St
<b>City, State</b>	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
<b>Zip Code</b>	93230	93230	93230	93230
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.56 <sup>1</sup>	0.44 <sup>1</sup>	0.49 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$255,000	\$249,900	\$220,000
<b>List Price \$</b>	--	\$239,999	\$245,000	\$220,000
<b>Sale Price \$</b>	--	\$240,000	\$225,000	\$200,000
<b>Type of Financing</b>	--	Fhaa	Vaav	Conv
<b>Date of Sale</b>	--	07/18/2022	06/17/2022	08/04/2022
<b>DOM · Cumulative DOM</b>	-- · --	59 · 139	20 · 91	26 · 92
<b>Age (# of years)</b>	83	81	86	90
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story SF detached	1 Story SF detached	1 Story SF detached	1 Story SF detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	964	993	858	1,131
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	3 · 1	3 · 1	2 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 2 Car(s)	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.06 acres	0.14 acres	0.17 acres	0.13 acres
<b>Other</b>	MLS#	MLS#223539	MLS#223652	MLS#223929
<b>Net Adjustment</b>	--	-\$800	+\$14,200	+\$17,550
<b>Adjusted Price</b>	--	\$239,200	\$239,200	\$217,550

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** You will fall in love with this delightful downtown Hanford home. This 3 bedroom 1 bath home oozes charm. This quaint and comfortable home is perfect for the buyer looking to downsize, first time home buyer or the avid investor looking to expand their portfolio. Plenty of storage throughout the property, including a large laundry area off the back yard with a storage room large enough for craft room? Office? Christmas decoration storage? The possibilities are endless. Detached 2 car garage boasts even more storage. All of this situated in a convenient, friendly neighborhood. Don't wait, it wont last long. Adjustment made for lot size -\$800.
- Sold 2** Welcome to this cute home in the heart of town! So much character. Sitting on an oversized lot with the potential of adding the perfect tiny home. Don't miss the opportunity to make this your place to call home. Adjustments made for GLA +\$5,300, 2 car garage spaces +\$10,000 and lot size -\$ 1,100
- Sold 3** Here is a great opportunity to purchase a home in central Hanford. Located close to down town and zoned RM3. Perfect for first time Buyers or Investors. Adjustments made for GLA +\$8,350, 2 car garage spaces +\$10,000 and lot size -\$ 800.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has not been listed in the last 12 months and has no listing history for the last 12 months in the local MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

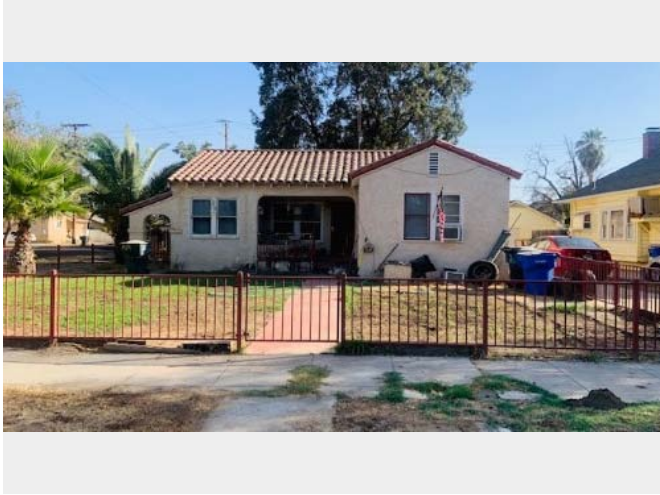
## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$240,000	\$243,000
<b>Sales Price</b>	\$235,000	\$238,000
<b>30 Day Price</b>	\$230,000	--
<b>Comments Regarding Pricing Strategy</b>		
Due to the subject small GLA and age and the scarcity of listings and sold comps, it was necessary to exceed guidelines on age and distance to be able to locate comps similar as subject characteristics. Adjustments were made to bring subject and comparables to an equal level. All in all subject final valuation represents a value with normal market times and is based on the most similar comps in the area. Location of property and similarity of comps were taken into consideration to arrive at a reasonable value		

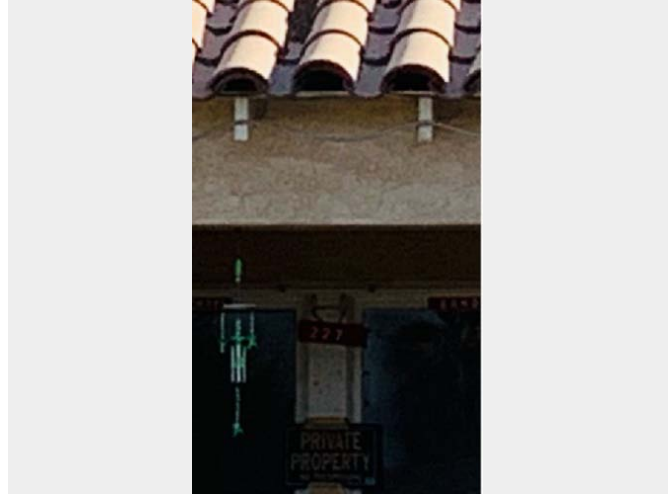
## Clear Capital Quality Assurance Comments Addendum

**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



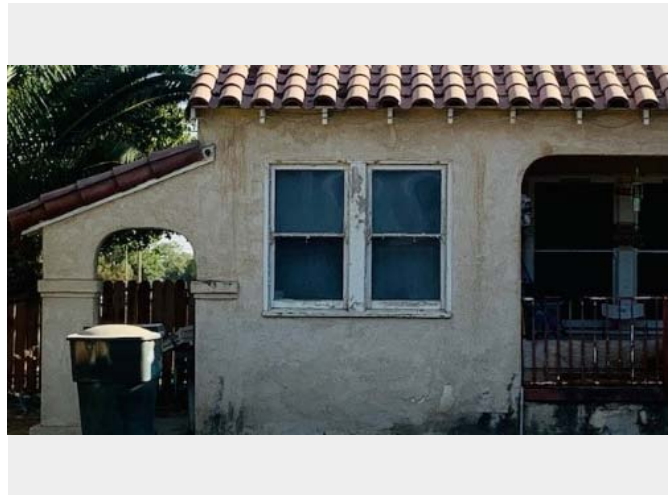
Front



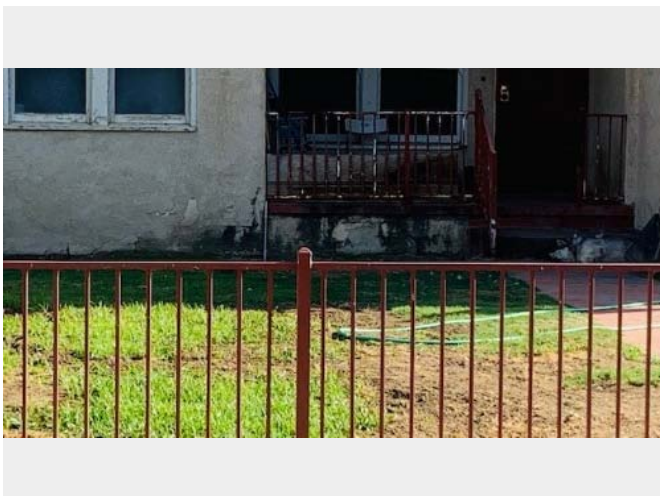
Address Verification



Street



Other



Other



## Listing Photos

**L1** 440 W Ivy St  
Hanford, CA 93230



Front

**L2** 825 Washington St  
Hanford, CA 93230



Front

**L3** 515 E Elm St  
Hanford, CA 93230



Front

## Sales Photos

**S1** 1219 N Brown St  
Hanford, CA 93230



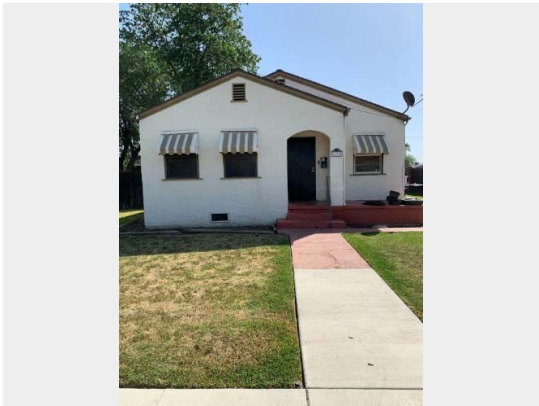
Front

**S2** 1029 N Green St  
Hanford, CA 93230



Front

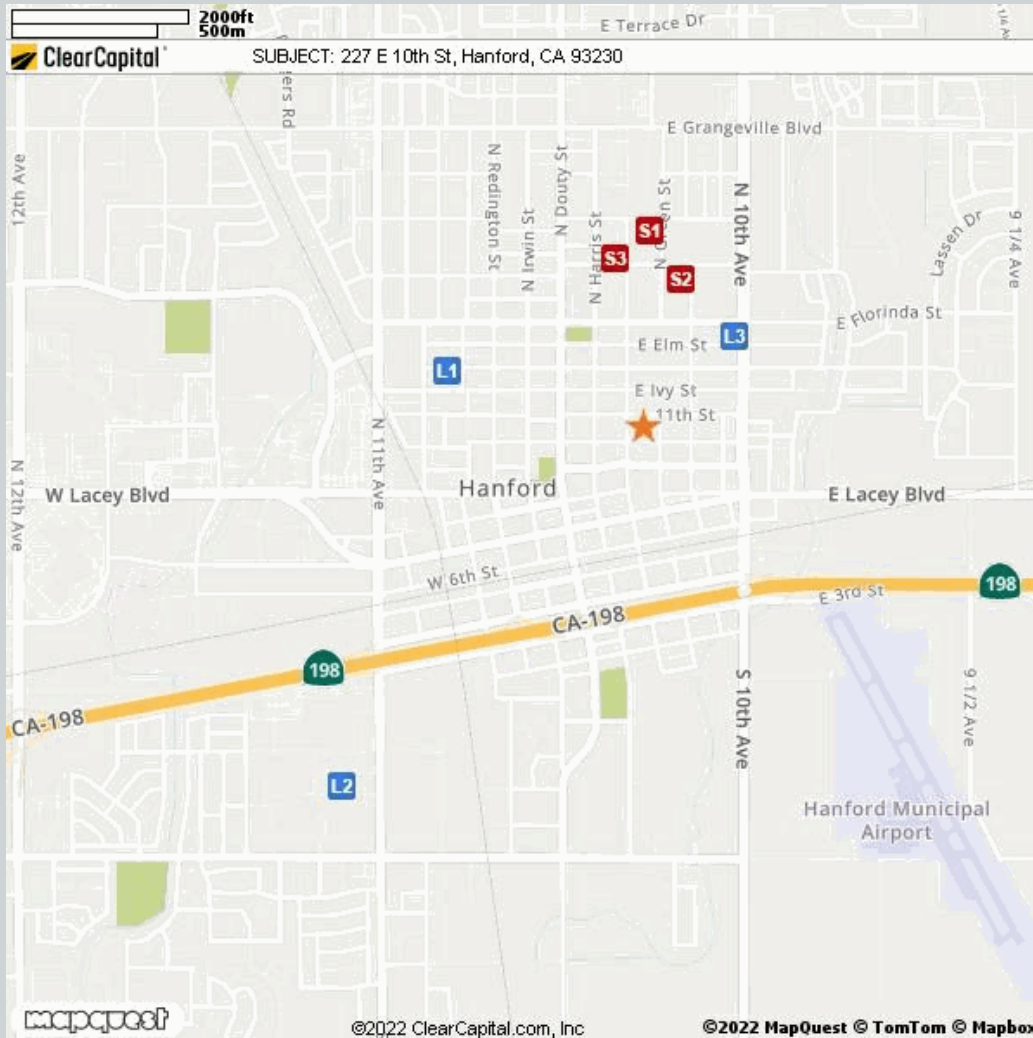
**S3** 1123 N Harris St  
Hanford, CA 93230



Front

## ClearMaps Addendum

**Address** ★ 227 E 10th Street, Hanford, CALIFORNIA 93230  
**Loan Number** 51216      **Suggested List** \$240,000      **Suggested Repaired** \$243,000      **Sale** \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	227 E 10th Street, Hanford, California 93230	--	Parcel Match
L1 Listing 1	440 W Ivy St, Hanford, CA 93230	0.55 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	825 Washington St, Hanford, CA 93230	1.27 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	515 E Elm St, Hanford, CA 93230	0.38 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1219 N Brown St, Hanford, CA 93230	0.56 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1029 N Green St, Hanford, CA 93230	0.44 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1123 N Harris St, Hanford, CA 93230	0.49 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Felicia Morris	<b>Company/Brokerage</b>	Searchlight Realty
<b>License No</b>	01202950	<b>Address</b>	558 N 11th Ave Hanford CA 93230
<b>License Expiration</b>	07/09/2026	<b>License State</b>	CA
<b>Phone</b>	5595870808	<b>Email</b>	call4homesandloans@sbcglobal.net
<b>Broker Distance to Subject</b>	0.69 miles	<b>Date Signed</b>	09/14/2022

*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.**