

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>	2244 E Lemmon Way, Hanford, CALIFORNIA 93230	<b>Order ID</b>	8843561	<b>Property ID</b>	34418530
<b>Inspection Date</b>	07/24/2023	<b>Date of Report</b>	07/24/2023		
<b>Loan Number</b>	54447	<b>APN</b>	008-101-012-000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Kings		

Tracking IDs					
<b>Order Tracking ID</b>	20230724_BPO	<b>Tracking ID 1</b>	20230724_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Daren Matteson	<b>Condition Comments</b> Subject property appear to be well maintained with no repairs need it at the time of the observation.
<b>R. E. Taxes</b>	\$75,900	
<b>Assessed Value</b>	\$77,375	
<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>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<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 subject property is located in a conforming neighborhood , comprised of average quality dwellings showing average maintained levels. The neighborhood displays average economic stability, no apparent adverse influence on market stability noted. The area leads easy access to all supportive facilities.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$300,000 High: \$349,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2244 E Lemmon Way	2354 Fairmont Dr	1920 N Waukena Way	1781 Easy 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>	--	0.19 <sup>1</sup>	0.34 <sup>1</sup>	0.87 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$349,000	\$319,900	\$339,900
<b>List Price \$</b>	--	\$349,000	\$319,900	\$339,900
<b>Original List Date</b>		06/01/2023	06/25/2023	07/06/2023
<b>DOM · Cumulative DOM</b>	-- · --	27 · 53	3 · 29	4 · 18
<b>Age (# of years)</b>	60	60	62	74
<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>	1,422	1,650	1,290	1,690
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	4 · 2
<b>Total Room #</b>	5	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<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>	--	--	Pool - Yes	--
<b>Lot Size</b>	0.15 acres	0.16 acres	0.13 acres	0.16 acres
<b>Other</b>	--	MLS#226112	MLS#226265	MLS#226315

\* Listing 2 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** Beautiful 4-bedroom, 2-bathroom home located in an established neighborhood in the vicinity of schools, parks, and shopping. This home offers great curb appeal, open floor plan, neutral colors and much more. The outdoor space is perfect for entertaining, including a covered patio, outdoor BBQ, and mature landscape.
- Listing 2** Located in North East Hanford this home sits in an established neighborhood. Entering this home you you are greeted by natural lighting and light contrast flooring. The kitchen is with granite counters and stainless appliances. All rooms are bright and airy. Entering the backyard you are welcomed by a sparkling pool and the perfect space to entertain on the extra concreted area!
- Listing 3** This adorable and affordable Spanish Style home features four bedrooms and two bathrooms and almost 1700 square feet! Large family room windows and a cozy stone fireplace are a few of the features of this home. Every inch of was used to optimize the space and also has a formal dining room. If you are looking for four bedrooms under 350k in North Hanford, look no further!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2244 E Lemmon Way	201 E Terrace Dr	214 W Amber Way	244 E Amber Way
City, State	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 <sup>1</sup>	0.41 <sup>1</sup>	0.17 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$349,900	\$345,900
List Price \$	--	\$299,900	\$333,500	\$345,900
Sale Price \$	--	\$300,000	\$336,000	\$335,000
Type of Financing	--	Vaav	Fhaa	Fhaa
Date of Sale	--	03/01/2023	04/28/2023	07/10/2023
DOM · Cumulative DOM	-- · --	18 · 48	31 · 52	20 · 75
Age (# of years)	60	70	57	62
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
# Units	1	1	1	1
Living Sq. Feet	1,422	1,366	1,683	1,346
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.15 acres	0.20 acres	0.16 acres	0.16 acres
Other	--	MLS#225397	MLS#225676	MLS#225931
Net Adjustment	--	+\$12,300	-\$13,050	+\$3,800
Adjusted Price	--	\$312,300	\$322,950	\$338,800

\* 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** Boasting three bedrooms and two full baths, the 1,366 sq ft wood-look flooring and earth tone paint to enhance the bright floor. The living room with fireplace invites stylish entertaining. Stainless appliances and rich espresso cabinetry contribute to the kitchen's efficiency, while a formal dining room is ideal for gatherings. The master suite plus two guest rooms with double closets and adjoining updated baths affords privacy. A covered porch with skylights and private patio open to the fenced yard with plenty of space for outdoor play. New lighting and convenient laundry room add to the amenities. Situated steps from local schools and parks, the prime location north of Grangeville Blvd. enjoys a position just moments from restaurants, services and shopping. Just 5 minutes into town. Adjustments made for GLA +\$2,800, Two car garage spaces +\$10,000 and lot size -\$500.
- Sold 2** This spacious home is located in a popular North Hanford neighborhood! This lovely home has a separate den & living room, laminate floors throughout most of the home. There is a newer roof, dual Payne windows and even RV parking for those toys. The double gate opens to back yard allowing additional room for more toys. The yard is a good size yard for kids & dogs and the covered patio is perfect for those summer BBQ's. Adjustments made for GLA-\$13,050.
- Sold 3** Spectacular and perfectly maintained residence! This home features both a family and living room which is currently used as a dining space. The guest bath has tile tub/shower. The suite is spacious and features it's own bathroom with a large walk-in shower. Entering into the backyard you have a spacious covered patio, plenty of greenery, as well as shade trees. There is also plenty of energy \$\$\$ saving with a Solar PPA. There is so much this home has to offer, walking distance to Elementary Schools, High School, Shopping, Parks, and a short distance to highway 43! Adjustment made for GLA +\$3,800.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject property last sold was on 07/21/2023 for \$260,000 cash. Verified by KCMLS.			
<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>		1					
<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>
07/05/2023	\$249,900	07/10/2023	\$249,900	Sold	07/21/2023	\$260,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$320,000	\$320,000
<b>Sales Price</b>	\$318,000	\$318,000
<b>30 Day Price</b>	\$315,000	--
<b>Comments Regarding Pricing Strategy</b>		
All in all subject final valuation represents a value with normal market times and is based on the most similar comps in the area. The location of the property and the 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.

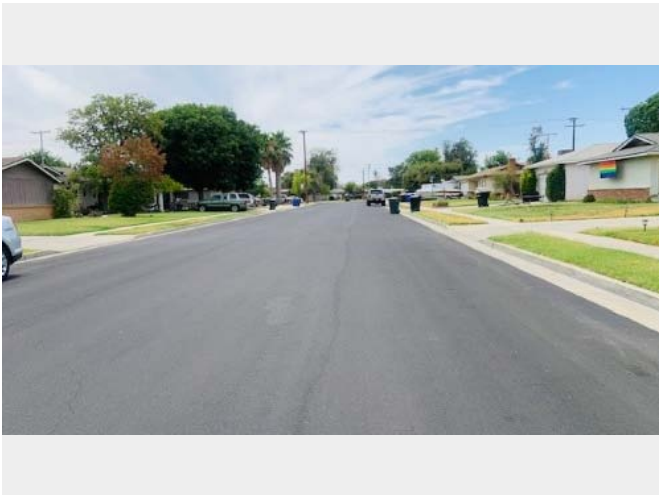
## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 2354 Fairmont Dr  
Hanford, CA 93230



Front

**L2** 1920 N Waukena Way  
Hanford, CA 93230



Front

**L3** 1781 Easy St  
Hanford, CA 93230



Front



## Sales Photos

**S1** 201 E Terrace Dr  
Hanford, CA 93230



Front

**S2** 214 W Amber Way  
Hanford, CA 93230



Front

**S3** 244 E Amber Way  
Hanford, CA 93230



Front

### ClearMaps Addendum

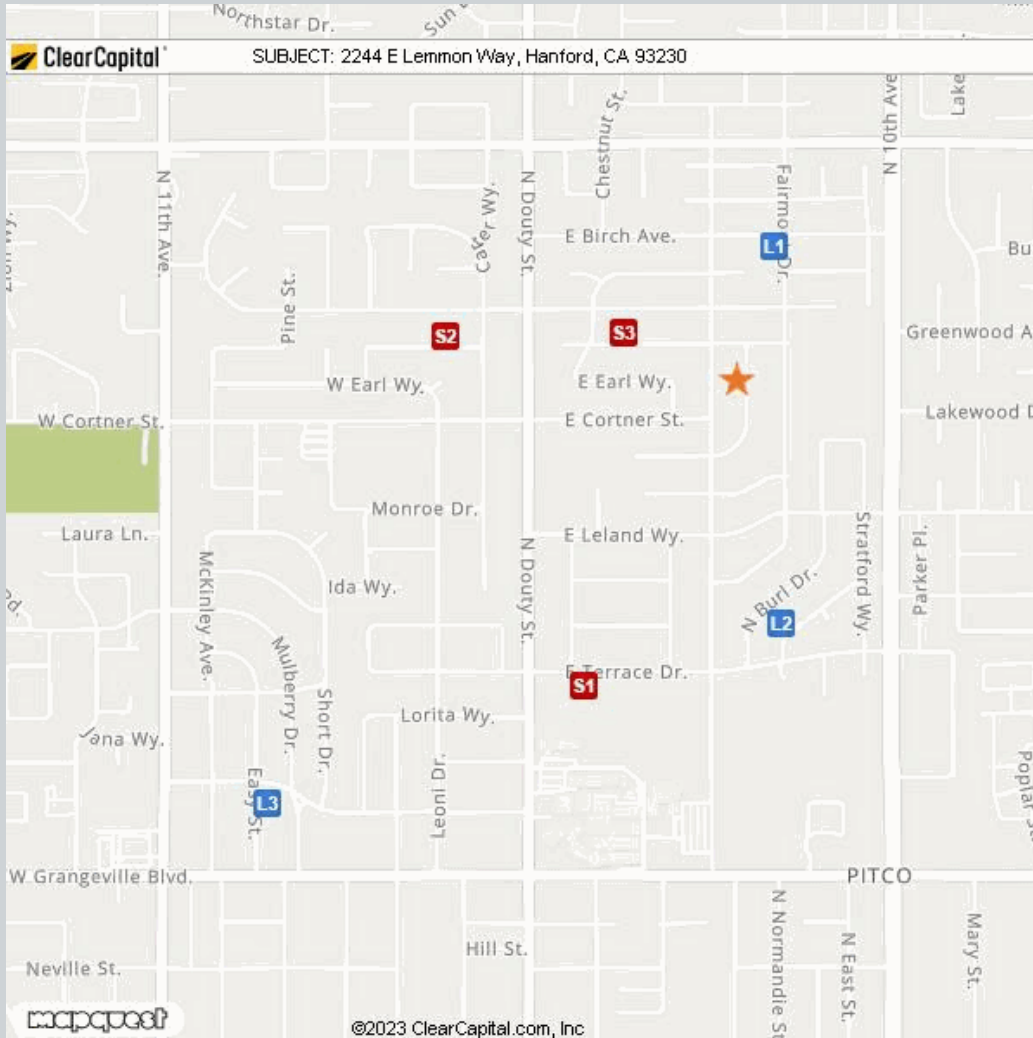
**Address** ★ 2244 E Lemmon Way, Hanford, CALIFORNIA 93230

**Loan Number** 54447

**Suggested List** \$320,000

**Suggested Repaired** \$320,000

**Sale** \$318,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2244 E Lemmon Way, Hanford, California 93230	--	Parcel Match
L1 Listing 1	2354 Fairmont Dr, Hanford, CA 93230	0.19 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1920 N Waukena Way, Hanford, CA 93230	0.34 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1781 Easy St, Hanford, CA 93230	0.87 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	201 E Terrace Dr, Hanford, CA 93230	0.47 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	214 W Amber Way, Hanford, CA 93230	0.41 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	244 E Amber Way, Hanford, CA 93230	0.17 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>	1.71 miles	<b>Date Signed</b>	07/24/2023

*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.**