

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	9562 Eastview Drive, Hanford, CA 93230	Order ID	9165448	Property ID	35095015
Inspection Date	02/16/2024	Date of Report	02/16/2024		
Loan Number	56667	APN	016-292-017-000		
Borrower Name	Redwood Holdings LLC	County	Kings		

Tracking IDs

Order Tracking ID	2.15_BPO	Tracking ID 1	2.15_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Reyna B Moreno	Condition Comments There was a big tarp tent in the front yard partially covering the subject's front view. The subject property appear to be in average coditions with no exterior repairs noted at the time of the inspection.
R. E. Taxes	\$1,533	
Assessed Value	\$145,197	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The neighborhood is on the southernmost edge of the city with a rural atmosphere. There is minimum market activity in this subdivision with most homes being older and with square footage under 1000. Schools and parks are in close proximity as are convenience stores and other services.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$199,900 High: \$269,900	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9562 Eastview Drive	400 Scott St	303 N Brown St	10129 Haven Ln
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.41 ¹	1.86 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$249,000	\$269,900
List Price \$	--	\$239,900	\$249,000	\$269,900
Original List Date		11/30/2023	01/26/2024	02/04/2024
DOM · Cumulative DOM	-- · --	73 · 78	14 · 21	11 · 12
Age (# of years)	62	66	116	51
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	1,260	1,008	1,037	1,032
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	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	0.23 acres	0.24 acres	0.14 acres
Other	--	MLS#229091	MLS#229388	MLS#229397

* Listing 1 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** Great investment opportunity or starter home featuring 3 bedrooms / 1 bath on a large corner lot! This charming home has been recently renovated with new interior and exterior paint, kitchen cabinets with a butcher block countertop, revarnished hardwood flooring, nearly all new windows, bathroom cabinet and vanity, and vinyl flooring in all wet areas. The property includes extra storage with ample space.
- Listing 2** This home features 2 bedrooms with bathrooms in each. A sitting room that can easily be converted into an additional bedroom a spacious kitchen with plenty of storage that leads to your entertainer's dream deck and patio. Open floor plan makes entertaining seamless & features a picturesque living room. Seamless indoor to outdoor flow for quality time with friends and family in your grand backyard. Endless possibilities await in your oversize lot with alley access, RV parking, or backyard oasis.
- Listing 3** This home promises an ideal foundation for a chapter of joy and fulfillment. ****Unleash Your Creativity**** This home is your canvas, inviting you to unleash your creativity and make it your own. Personalize the space with a fresh coat of paint, stylish furnishings, and unique adornments. Create a kitchen that reflects your culinary passion, a living room that inspires relaxation, and bedrooms that exude tranquility. The possibilities are endless.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	9562 Eastview Drive	1235 Fran Dr	10174 Heath St	9549 Garden Dr
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.73 ¹	0.67 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$245,000	\$240,000	\$199,900
List Price \$	--	\$245,000	\$240,000	\$199,900
Sale Price \$	--	\$245,000	\$180,000	\$185,000
Type of Financing	--	Fhaa	Fhaa	Cash
Date of Sale	--	09/11/2023	12/08/2023	12/08/2023
DOM · Cumulative DOM	-- · --	6 · 75	64 · 95	28 · 43
Age (# of years)	62	62	63	57
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	1,260	1,392	1,045	1,200
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	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	0.15 acres	0.13 acres	0.22 acres
Other	--	MLS#226280	MLS#228645	MLS#228931
Net Adjustment	--	-\$16,600	+\$10,750	-\$20,000
Adjusted Price	--	\$228,400	\$190,750	\$165,000

* 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** This great home features 2 living areas, nice sized backyard and a new stove. Air conditioner is a year old. 220 wiring in the backyard. Adjustments made for GLA -\$6,600 and one bathroom -\$10,000.
- Sold 2** This home can shine with a little elbow grease! Home has newer roof and newer windows, spacious bedrooms, living room and large yard. Adjustment made for GLA+\$10,750
- Sold 3** Great investment opportunity with a spacious backyard. Currently, tenant-occupied and must be sold with the tenant in place. Unlock the full potential of this property with the right vision and care. Great lot size with a huge backyard. Adjustments made for one bathroom -\$10,000 and 2 car garage spaces -\$10,000.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				In my search of properties in the county property profile records and the county MLS, no recent record of listings or sold of the subject was found.			
Listing Agent Name							
Listing Agent Phone							
# 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

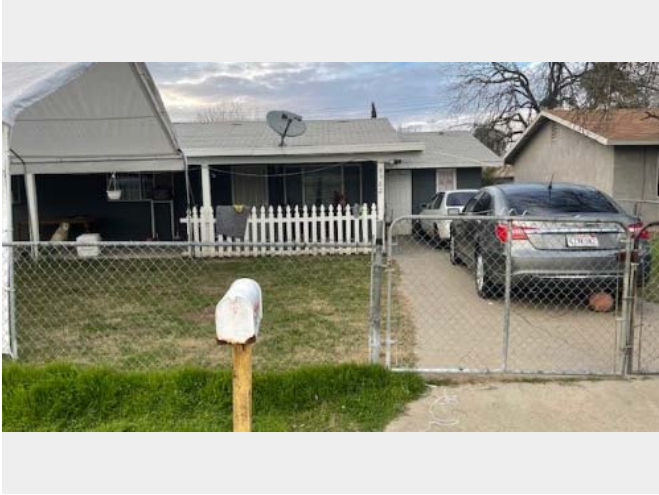
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$228,000	\$228,000
Sales Price	\$225,000	\$225,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
<p>The comparables provided are the best comparables I was able to located. Values were slightly different and needed some adjustment in values. Due to the shortages of listings on the market it was necessary to exceed guidelines concerning age and distance adjustments were made. 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</p>		

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.

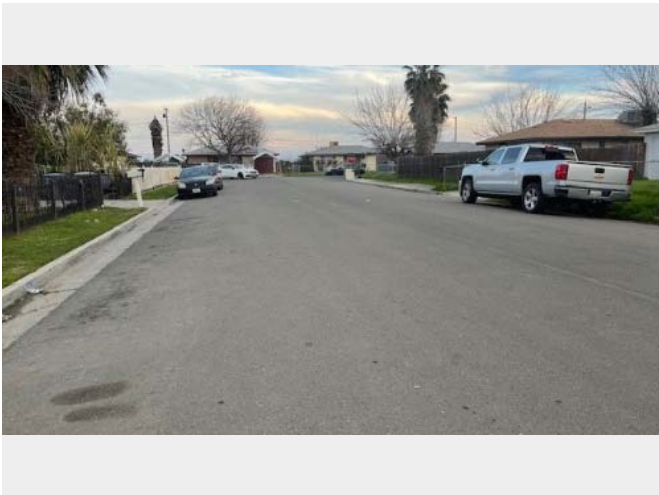
Subject Photos



Front



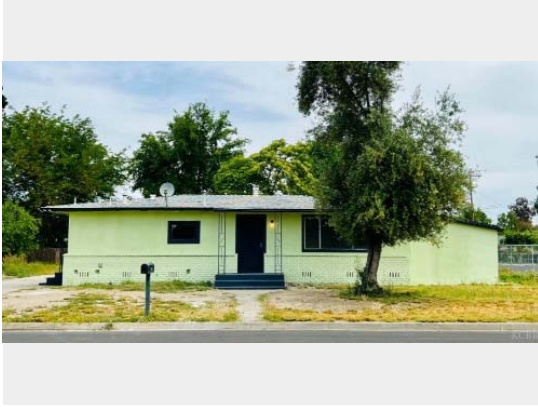
Address Verification



Street

Listing Photos

L1 400 Scott St
Hanford, CA 93230



Front

L2 303 N Brown St
Hanford, CA 93230



Front

L3 10129 Haven Ln
Hanford, CA 93230



Front

Sales Photos

S1 1235 Fran Dr
Hanford, CA 93230



Front

S2 10174 Heath St
Hanford, CA 93230



Front

S3 9549 Garden Dr
Hanford, CA 93230



Front

ClearMaps Addendum

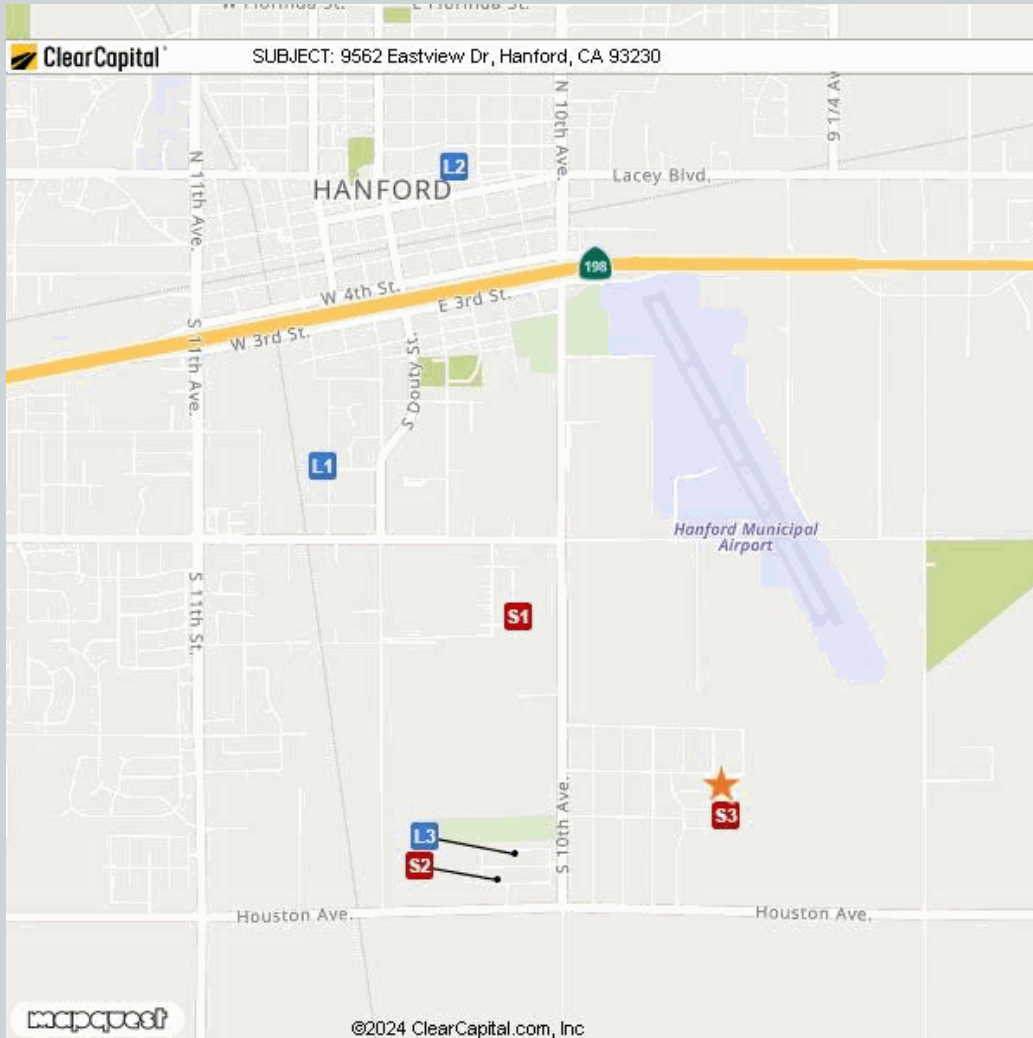
Address ★ 9562 Eastview Drive, Hanford, CA 93230

Loan Number 56667

Suggested List \$228,000

Suggested Repaired \$228,000

Sale \$225,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9562 Eastview Drive, Hanford, CA 93230	--	Parcel Match
L1 Listing 1	400 Scott St, Hanford, CA 93230	1.41 Miles ¹	Parcel Match
L2 Listing 2	303 N Brown St, Hanford, CA 93230	1.86 Miles ¹	Parcel Match
L3 Listing 3	10129 Haven Ln, Hanford, CA 93230	0.60 Miles ¹	Parcel Match
S1 Sold 1	1235 Fran Dr, Hanford, CA 93230	0.73 Miles ¹	Parcel Match
S2 Sold 2	10174 Heath St, Hanford, CA 93230	0.67 Miles ¹	Parcel Match
S3 Sold 3	9549 Garden Dr, Hanford, CA 93230	0.08 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	Felicia Morris	Company/Brokerage	Searchlight Realty
License No	01202950	Address	558 N 11th Ave Hanford CA 93230
License Expiration	07/09/2026	License State	CA
Phone	5595870808	Email	call4homesandloans@sbcglobal.net
Broker Distance to Subject	2.38 miles	Date Signed	02/16/2024

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.