

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>	441 W Spring Lane, Lemoore, CA 93245	<b>Order ID</b>	9669882	<b>Property ID</b>	36042011
<b>Inspection Date</b>	10/08/2024	<b>Date of Report</b>	10/08/2024		
<b>Loan Number</b>	57073	<b>APN</b>	021-440-005-000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Kings		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	10.4_CitiAgedBPO	<b>Tracking ID 1</b>	10.4_CitiAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Redwood Holdings Llc	<b>Condition Comments</b> Subject property appear to be well maintained with no repairs need it at the time of the observation. It has a nice curb appeal with some upgrades.
<b>R. E. Taxes</b>	\$1,446	
<b>Assessed Value</b>	\$270,300	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(The doors are locked.)		
<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 with simiar style and value homes.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$320,000 High: \$367,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	441 W Spring Lane	662 Woodridge Ct	902 Boxwood Ln	396 W Spruce Ave
<b>City, State</b>	Lemoore, CA	Lemoore, CA	Lemoore, CA	Lemoore, CA
<b>Zip Code</b>	93245	93245	93245	93245
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.74 <sup>1</sup>	1.20 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$367,000	\$335,000	\$340,000
<b>List Price \$</b>	--	\$367,000	\$335,000	\$340,000
<b>Original List Date</b>		06/28/2024	09/26/2024	10/02/2024
<b>DOM · Cumulative DOM</b>	-- · --	80 · 102	11 · 12	6 · 6
<b>Age (# of years)</b>	61	28	53	53
<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 Residential	1 Story SF Residential	1 Story SF Residential	1 Story SF Residential
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,392	1,535	1,551	1,656
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	5	5	5	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	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>	--	Pool - Yes	--	--
<b>Lot Size</b>	0.23 acres	0.17 acres	016 acres	0.21 acres
<b>Other</b>	--	MLS#230304	MLS#230711	MLS#230833

\* 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** Spacious and Inviting House with Pool in Lemoore Welcome to 662 Woodridge Ct, located in the serene town of Lemoore. This charming house offers a comfortable living space spread over 1,535 square feet and includes three bedrooms. Situated in a peaceful cul-de-sac, it's an ideal place for those seeking both privacy and community. As you enter this home, you'll notice the open floor plan in the living room, which creates a seamless flow between spaces, making it perfect for both entertaining and everyday living. The dine-in kitchen is convenient for family meals, and you will find standard appliances that are both functional and reliable. One of the standout features of this home is the sparkling pool in the backyard, providing a refreshing escape during warm summer days. It's a perfect addition for families or anyone who enjoys outdoor activities and relaxation. Located in Lemoore, this property benefits from a friendly neighborhood atmosphere. Nearby amenities include local shops, restaurants, and parks, making it a convenient location for daily needs. Transportation options are accessible, with the property being well-connected to main roads and public transit routes. Whether you are a first-time homebuyer or looking to upgrade to a more spacious residence, 662 Woodridge Ct offers a blend of comfort and practicality. Come and see this fantastic property for yourself and envision your future here.
- Listing 2** Welcome to this charming and cozy home in the heart of Lemoore, CA! This move-in ready property features 3 bedrooms, 2 bathrooms, and a recently remodeled 4th bedroom conversion that offers flexible living space for a growing family or potential rental income. The open floor plan is perfect for entertaining guests or simply enjoying peaceful evenings at home. With its prime location, this house is ideal for first-time buyers looking to settle down in a vibrant community. Don't miss out on the opportunity to make this house your new home sweet home!
- Listing 3** This home is on the outskirts of Lemoore with an open floor plan and large corner lot! Recently painted inside and out. Manicured front yard with two car garage. The layout includes 4 bedrooms and two bathrooms. A light and airy aesthetic enhances the welcoming living room. A beautiful gray and white kitchen with walk in pantry join the dining area. This property includes two living areas. Recently installed recessed lighting, wood look flooring, whole house fan, solar panels and solar screens. A must see! The master bedroom sliding door leads out to the back yard. Off the kitchen is a living area with French doors leading out to the back yard. The possibilities are endless with this huge backyard! This home is just moments from shopping, eateries, entertainment and 10 minutes from NAS. Lemoore offers easy Hwy 198 and Hwy 41 access. Bring your realtor and come take a look! Great price point!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	441 W Spring Lane	161 W Spring Ln	150 E Spruce Ave	310 W Hazelwood Dr
City, State	Lemoore, CA	Lemoore, CA	Lemoore, CA	Lemoore, CA
Zip Code	93245	93245	93245	93245
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 <sup>1</sup>	0.53 <sup>1</sup>	0.17 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,900	\$330,000	\$330,000
List Price \$	--	\$349,900	\$330,000	\$325,000
Sale Price \$	--	\$350,000	\$330,500	\$320,000
Type of Financing	--	Vaav	Conv	Vaav
Date of Sale	--	04/30/2024	06/03/2024	09/23/2024
DOM · Cumulative DOM	-- · --	6 · 51	7 · 40	36 · 74
Age (# of years)	61	63	57	60
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 Residential	1 Story SF Residential	1 Story SF Residential	1 Story SF Residential
# Units	1	1	1	1
Living Sq. Feet	1,392	1,170	1,456	1,152
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)	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	0.23 acres	0.18 acres	0.20 acres	0.19 acres
Other	--	MLS#229611	MLS#229888	MLS#230376
Net Adjustment	--	+\$11,600	\$0	+\$2,400
Adjusted Price	--	\$361,600	\$330,500	\$322,400

\* Sold 2 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** This tastefully updated NW Lemoore home is sure to impress. With various updates and gold touches throughout, you'll immediately fall in love with the luxurious modern aesthetic throughout 161 W Spring Ln. The kitchen offers granite counters with gold hard hardware and breakfast nook. Living room oversees both the kitchen and dining area. Stunning guest bath with the updated vanity and step-in shower. Primary bedroom offers a similar style with its private bath, and private slider to the backyard and covered patio. In addition to the covered patio, there's an enclosed screened-in patio area. Adjustments made for GLA +\$11,100 and Lot size +\$500
- Sold 2** Great 3/2 in Lemoore. Situated on a large lot with an updated kitchen, two living spaces, newer AC and windows, wood floors and brand new bathroom floors. Recently updated kitchen with a fridge and breakfast nook! Close access to NAS Lemoore and HWY 41/198! No adjustments made.
- Sold 3** Don't miss this perfect starter home!! Updated 3 bedroom 2 bathroom house with an open floor plan, huge lot, pool, AND solar!! Adjustments made for GLA +\$12,000, Swimming pool -\$10,000 and Lot size +\$400.

## 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 was listed on 09/11/2024 for \$339,900, went on pending status on 09/20/2024 for \$339,900.			
<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>
09/11/2024	\$339,900	--	--	Pending/Contract	09/20/2024	\$339,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$340,000	\$340,000
<b>Sales Price</b>	\$335,000	\$335,000
<b>30 Day Price</b>	\$330,000	--
<b>Comments Regarding Pricing Strategy</b>		
Due to the scarcity of listings and sold comparables similar as the subject, it was necessary to exceed guidelines on distance on listing #2 and age on listing #1, 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.		

## 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** 662 Woodridge Ct  
Lemoore, CA 93245



Front

**L2** 902 Boxwood Ln  
Lemoore, CA 93245



Front

**L3** 396 W Spruce Ave  
Lemoore, CA 93245



Front

## Sales Photos

**S1** 161 W Spring Ln  
Lemoore, CA 93245



Front

**S2** 150 E Spruce Ave  
Lemoore, CA 93245



Front

**S3** 310 W Hazelwood Dr  
Lemoore, CA 93245



Front

### ClearMaps Addendum

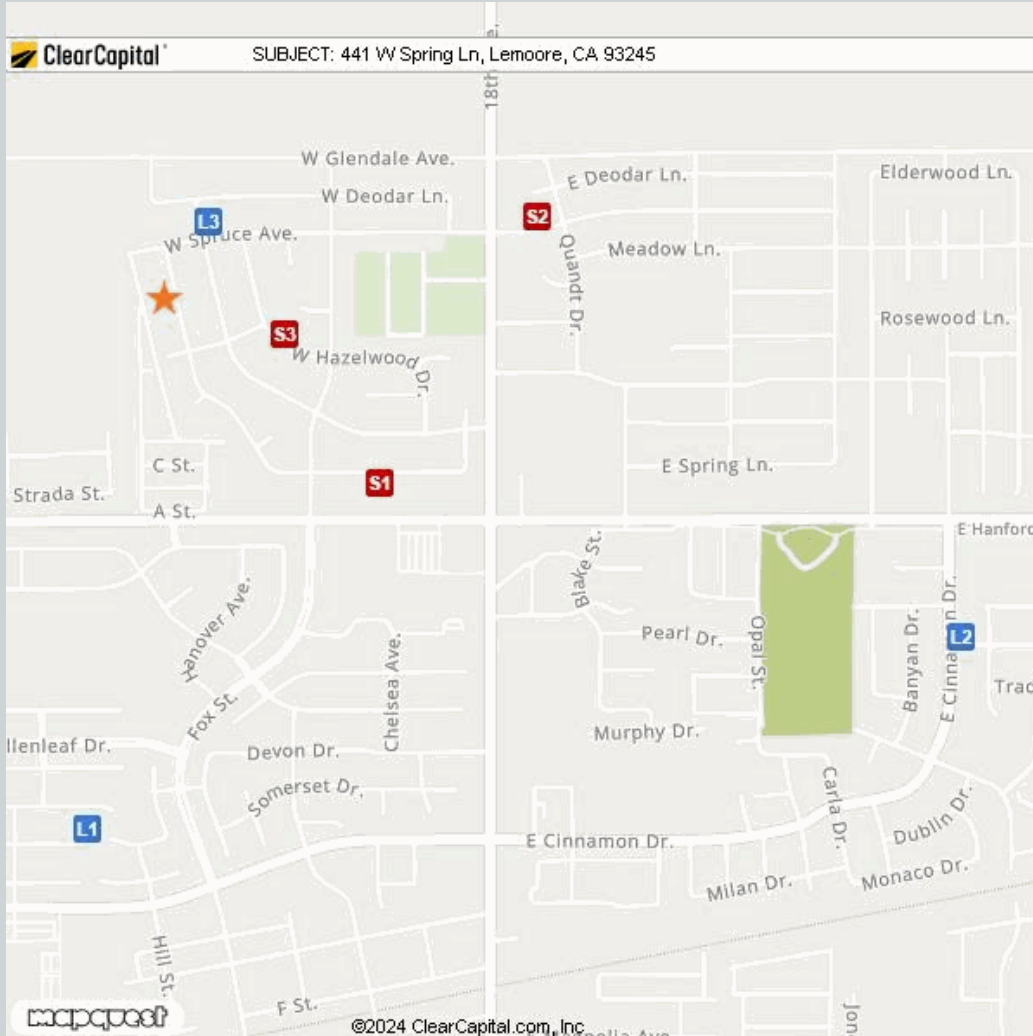
**Address** ★ 441 W Spring Lane, Lemoore, CA 93245

**Loan Number** 57073

**Suggested List** \$340,000

**Suggested Repaired** \$340,000

**Sale** \$335,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	441 W Spring Lane, Lemoore, ca 93245	--	Parcel Match
L1 Listing 1	662 Woodridge Ct, Lemoore, CA 93245	0.74 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	902 Boxwood Ln, Lemoore, CA 93245	1.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	396 W Spruce Ave, Lemoore, CA 93245	0.12 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	161 W Spring Ln, Lemoore, CA 93245	0.39 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	150 E Spruce Ave, Lemoore, CA 93245	0.53 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	310 W Hazelwood Dr, Lemoore, CA 93245	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: 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 [uiprovder@clearcapital.com](mailto:uiprovder@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

<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>	7.49 miles	<b>Date Signed</b>	10/08/2024

*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.**