

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>	11293 Alvin Street, Armona, CA 93202	<b>Order ID</b>	9669882	<b>Property ID</b>	36042012
<b>Inspection Date</b>	10/08/2024	<b>Date of Report</b>	10/08/2024		
<b>Loan Number</b>	57075	<b>APN</b>	017-220-003-000		
<b>Borrower Name</b>	Redwood Holdings LLC	<b>County</b>	Kings		

**Tracking IDs**

<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. The subject's address was not legit, across the street address was provided to verify subject address.
<b>R. E. Taxes</b>	\$2,953	
<b>Assessed Value</b>	\$276,420	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(The front door is 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>	Rural	<b>Neighborhood Comments</b> Subject is in a rural community where it is typical for lots, prices and amenities to vary widely. Subject conforms to neighborhood in age and style.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$275,900 High: \$350,000	
<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>	11293 Alvin Street	503 Neville St	14076 Walnut St	11103 11th Ave
<b>City, State</b>	Armona, CA	Hanford, CA	Armona, CA	Hanford, CA
<b>Zip Code</b>	93202	93230	93202	93230
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.66 <sup>1</sup>	0.54 <sup>1</sup>	2.80 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$329,900	\$280,000	\$275,900
<b>List Price \$</b>	--	\$339,900	\$280,000	\$275,900
<b>Original List Date</b>		07/15/2024	07/26/2024	08/05/2024
<b>DOM · Cumulative DOM</b>	-- · --	64 · 85	17 · 74	0 · 64
<b>Age (# of years)</b>	41	45	34	63
<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>	1,504	1,650	1,226	1,453
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 1 · 1
<b>Total Room #</b>	8	8	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	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>	0.18 acres	0.13 acres	0.13 acres	0.16 acres
<b>Other</b>	--	MLS#230390	MLS#230456	MLS#230499

\* Listing 1 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** Classic mid-century ranch style home situated in a great location near all amenities and schools. Tree-lined streets make a lovely setting. Huge living room showcases vaulted wood post and beam ceiling with a cozy fireplace. Living room leads to the generous formal dining area. The nostalgic kitchen is the heart of the home and a favorite gathering place with a convenient breakfast bar. The breakfast nook with its rich wood cabinetry full of nooks and crannies has sliding glass doors leading out to the backyard patio. Both bathrooms offer exquisite upgrades. ALL of the bedrooms are generously sized. Main bedroom features dual closets and a private bath with walk-in shower. Just like you would expect, there is ample storage space in this beautiful home. Keep the nostalgic vibe or modernize, you can't go wrong. Great location and near all amenities. Roof is approximately 8 years old.
- Listing 2** Welcome to this charming 3 bedroom, 2 bathroom home with 1226 square feet of living space. This cozy residence features a 3-year-old HVAC system and a 2-year-old roof, ensuring comfort and peace of mind for the new homeowner. The spacious interior layout provides a comfortable living environment, while the property's location offers convenience and accessibility to local amenities.
- Listing 3** Settle your family into 11103 S 11th Ave. The living spaces all sit in the front of the home, including the living room and large den. Spacious kitchen boasts granite counters, ample counter space, breakfast bar, French doors to the backyard, and breakfast nook. All bedrooms and restrooms share the hallway. Primary bedroom offers its own private powder room. Tile flooring throughout with the exception of new carpet in the bedrooms. Fresh interior paint throughout. Sizable backyard with plenty of space for various desired additions. With the location of this home, you get easy freeway access!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	11293 Alvin Street	1795 Peach Cir	10955 Abby Ln	1845 Saddleback Pl
<b>City, State</b>	Armona, CA	Hanford, CA	Hanford, CA	Hanford, CA
<b>Zip Code</b>	93202	93230	93230	93230
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.68 <sup>1</sup>	2.83 <sup>1</sup>	2.74 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$299,000	\$339,999	\$349,900
<b>List Price \$</b>	--	\$299,000	\$339,999	\$349,900
<b>Sale Price \$</b>	--	\$300,000	\$350,000	\$325,000
<b>Type of Financing</b>	--	Fhaa	Vaav	Othe
<b>Date of Sale</b>	--	05/10/2024	05/14/2024	10/03/2024
<b>DOM · Cumulative DOM</b>	-- · --	9 · 77	16 · 56	23 · 59
<b>Age (# of years)</b>	41	63	64	24
<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>	1,504	1,242	1,589	1,610
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1 · 2	4 · 2
<b>Total Room #</b>	8	6	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	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>	0.18 acres	0.13 acres	0.21 acres	0.17 acres
<b>Other</b>	--	MLS#229527	MLS#229685	MLS#230502
<b>Net Adjustment</b>	--	+\$18,600	-\$9,250	-\$10,300
<b>Adjusted Price</b>	--	\$318,600	\$340,750	\$314,700

\* Sold 3 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** Nestled in a charming cul de sac, this home features modern upgrades including granite countertops, a new A/C system, and a spacious layout. Enjoy the perfect blend of comfort and style with a generous backyard, making it an ideal retreat. Discover the epitome of contemporary living in this inviting Hanford residence. Adjustments made for Age +\$5,000, GLA +\$13,100 and Lot size +\$500.
- Sold 2** Welcome to your dream home! This beautifully remodeled home has so much to offer starting with 3 bedrooms, 3-bathrooms and a huge bonus room that can be used as a den, game room or a second master bedroom... the possibilities are endless! Home offers new windows throughout, and fresh exterior and interior paint, new garage door and it's been finished. The exterior will grace you with the stunning front and backyard. Lets not forget the refreshing pool, perfect for those hot summer days and PAID SOLAR. As you walk into the home you will notice the stunning hand picked modern light fixtures and fans. The fully remodeled CUSTOM kitchen with Quartz countertops and stainless steel appliances. Not to mention the breakfast bar perfect for entertaining. The guest bathrooms has been fully remodeled with beautiful tile shower. Witness firsthand the charm, and countless possibilities that await within these walls. Adjustments made for Age +\$5,000, GLA -\$4,250 and Swimming pool - \$10,000.
- Sold 3** This charming 4-bedroom, 2-bathroom house is now on the market and ready for its new owner. Step inside and you'll find updated flooring throughout, giving the home a fresh and modern feel. One of the standout features of this home is how bright and airy it feels. The spacious bedrooms are filled with ample natural light, making them cozy retreats. Outside, you'll love the large backyard and covered patio - ideal for hosting barbecues or simply relaxing on summer evenings. Adjustments made for Age -5,000, and GLA-\$5,300.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No listing history was found in the local MLS for the last 12 months.			
<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>	\$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>		
Due to the subject is located it on a rural community and the lack of listings and sold comparable I have to exceed gudelines on age, and out in distance, adjustments were made. The comps used are the best possible currently available comps. 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** 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** 503 Neville St  
Hanford, CA 93230



Front

**L2** 14076 Walnut St  
Armona, CA 93202



Front

**L3** 11103 11th Ave  
Hanford, CA 93230



Front

## Sales Photos

**S1** 1795 Peach Cir  
Hanford, CA 93230



Front

**S2** 10955 Abby Ln  
Hanford, CA 93230



Front

**S3** 1845 Saddleback PL  
Hanford, CA 93230



Front

### ClearMaps Addendum

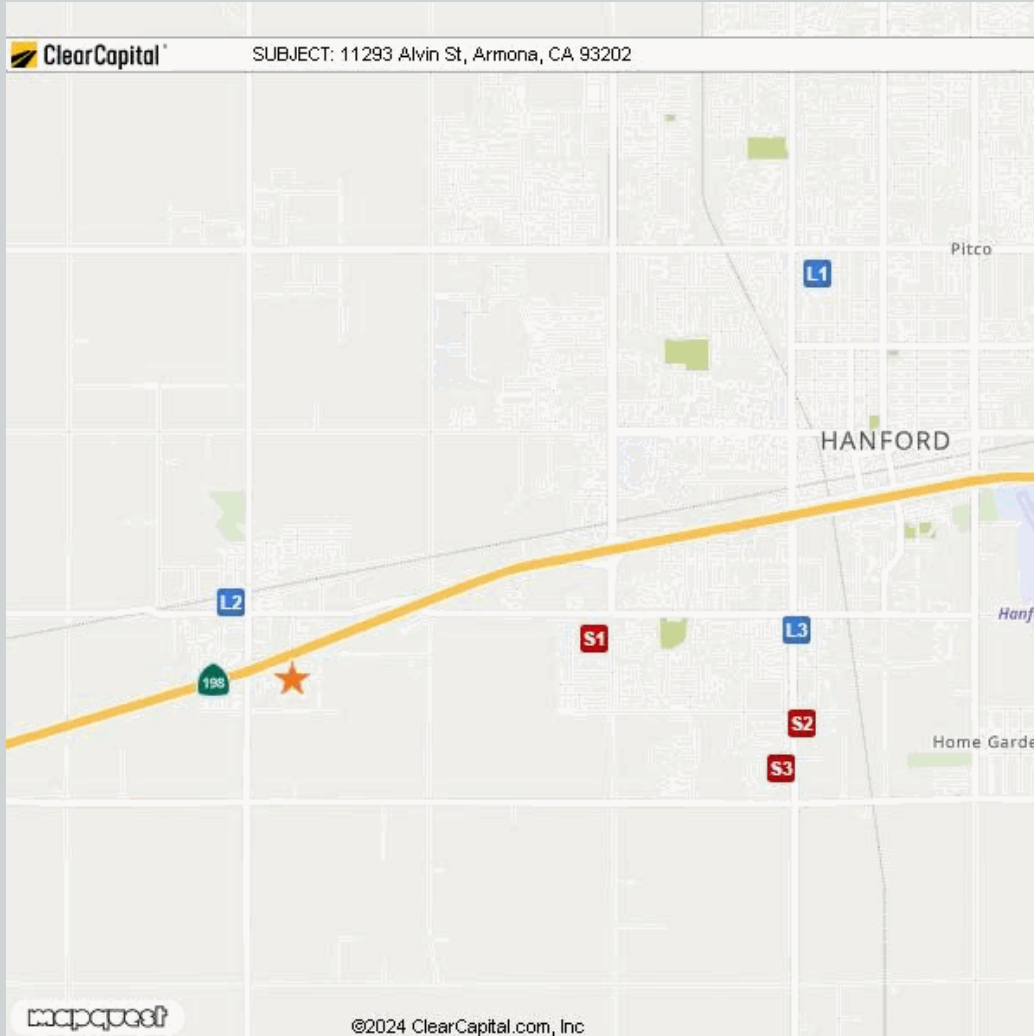
**Address** ★ 11293 Alvin Street, Armona, CA 93202

**Loan Number** 57075

**Suggested List** \$320,000

**Suggested Repaired** \$320,000

**Sale** \$318,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11293 Alvin Street, Armona, ca 93202	--	Parcel Match
L1 Listing 1	503 Neville St, Hanford, CA 93230	3.66 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	14076 Walnut St, Armona, CA 93202	0.54 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	11103 11th Ave, Hanford, CA 93230	2.80 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1795 Peach Cir, Hanford, CA 93230	1.68 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10955 Abby Ln, Hanford, CA 93230	2.83 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1845 Saddleback Pl, Hanford, CA 93230	2.74 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 [uiproducer@clearcapital.com](mailto:uiproducer@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>	3.16 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.**