

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	2410 Zion Way, Hanford, CA 93230	Order ID	8860727	Property ID	34467701
Inspection Date	08/03/2023	Date of Report	08/03/2023		
Loan Number	52587	APN	008-370-051-000		
Borrower Name	Catamount Properties 2018 LLC	County	Kings		

Tracking IDs

Order Tracking ID	BPO Request 08.02 Citi-CS	Tracking ID 1	BPO Request 08.02 Citi-CS
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties	Condition Comments Subject looks in average condition, Front lawn looks dry. There is a light fixture missing in front, refer to photo.
R. E. Taxes	\$421,816	
Assessed Value	\$379,891	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Property has a lock box in front door and it looks secured.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is located in north side of Hanford in a neighborhood composed of single family homes similar to subject in age. Close to park .
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$325,000 High: \$430,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2410 Zion Way	2558 N Douty St Hanford Ca	647 W Cinnamon Ave Hanford Ca	476 Pepper Dr Hanford Ca
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.	--	0.74 ¹	0.73 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$345,000	\$385,000
List Price \$	--	\$300,000	\$345,000	\$385,000
Original List Date		07/14/2023	07/07/2023	07/24/2023
DOM · Cumulative DOM	-- · --	10 · 20	5 · 27	9 · 10
Age (# of years)	26	35	25	27
Condition	Average	Fair	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	2 Stories Tract	1 Story Ranch	1 Story Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	1,465	1,650	1,257	1,663
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	2 · 2	3 · 2
Total Room #	6	5	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.12 acres	0.20 acres	0.17 acres	0.14 acres
Other	Tile roof	Fireplace	Fireplace	--

* Listing 3 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 This property is located within the same market area as subject. Inferior by condition, roof type, age, half bathroom less, and no pool. Superior by larger gross living area square footage and larger lot size. This property has shake roof. Age and property condition exceed due to a shortage of better comps.

Listing 2 Same market area as subject. Inferior by one bedroom less, half bathroom less, smaller gross living area square footage, and no pool. Superior by larger lot size. This property has fireplace.

Listing 3 Same market area. Inferior by age, half bathroom less, and no pool. Superior by larger lot size, and larger gross living area square footage. This property has a kitchen with granite counter tops, and stainless steel appliances. guess bathroom has granite counter tops.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2410 Zion Way	921 Don Medico Dr Hanford Ca	915 W Ambassador Dr Hanford Ca	1064 W Northstar Dr Hanford Ca
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.	--	0.07 ¹	0.10 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,000	\$372,500	\$395,000
List Price \$	--	\$339,000	\$369,000	\$369,999
Sale Price \$	--	\$325,000	\$365,000	\$370,000
Type of Financing	--	Va	Fha	Conventional
Date of Sale	--	06/08/2023	07/18/2023	03/07/2023
DOM · Cumulative DOM	-- · --	11 · 65	83 · 113	110 · 148
Age (# of years)	26	27	28	23
Condition	Average	Average	Average	Average
Sales Type	--	REO	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	2 Stories Tract	1 Story Tract	1 Story Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	1,465	1,325	1,573	1,645
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2	4 · 2
Total Room #	6	5	6	7
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	--	--	Pool - Yes
Lot Size	0.12 acres	0.14 acres	0.12 acres	0.17 acres
Other	Tile roof	Tile roof, shed, patio	Tile roof, porch, patio, fireplace	Tile roof, shed, patio, fireplace
Net Adjustment	--	+\$12,500	-\$3,130	-\$14,200
Adjusted Price	--	\$337,500	\$361,870	\$355,800

* Sold 2 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** Inferior by age, smaller gross living area square footage, half bathroom less, and no pool. Superior by larger lot size. This property has tile roof, newer built covered patio, two storage sheds, fireplace, EV charger, and new HVAC unit.
- Sold 2** Superior by one bedroom more, larger gross living area square footage, larger lot size, and by having owned solar panels. Inferior by age, half bathroom less, and no pool. This property has tile roof, covered porch, covered patio, fireplace, water filtration, owned solar panels, new texture and paint, granite counter tops in kitchen and both bathrooms, new lights and ceiling fans, new fixtures, new mirrors, and shower doors, new kitchen appliances, new vinyl and carpet.
- Sold 3** Superior by age, one bedroom more, larger gross living area square footage, and larger lot size. Inferior by half bathroom less. This property has tile roof, storage shed, covered patio, and fireplace.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history 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	\$370,000	\$370,000
Sales Price	\$360,000	\$360,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
It was necessary to used an REO sold comp 1 due to a shortage of comps found similar to subject.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Other



Other

Listing Photos

L1 2558 N Douty St Hanford CA
Hanford, CA 93230



Other

L2 647 W Cinnamon Ave Hanford CA
Hanford, CA 93230



Other

L3 476 Pepper Dr Hanford CA
Hanford, CA 93230



Other

Sales Photos

S1 921 Don Medico Dr Hanford CA
Hanford, CA 93230



Other

S2 915 W Ambassador Dr Hanford CA
Hanford, CA 93230



Other

S3 1064 W Northstar Dr Hanford CA
Hanford, CA 93230



Other

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	Cecilia Vasquez	Company/Brokerage	Century 21 Jordan Link & Company
License No	01468833	Address	1810 N 11th Ave Hanford CA 93230
License Expiration	01/23/2027	License State	CA
Phone	5598369390	Email	cvasquezproperties@yahoo.com
Broker Distance to Subject	0.76 miles	Date Signed	08/03/2023

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.