

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	8470 Foothill Avenue, Parlier, CA 93648	Order ID	8632947	Property ID	33942441
Inspection Date	02/25/2023	Date of Report	02/26/2023		
Loan Number	52646	APN	35547508		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	02.24.23 BPO Request	Tracking ID 1	02.24.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ARTURO CISNEROS JR	Condition Comments The subject is located in a newer subdivision of contemporary style homes on the west side of Parlier. There were no repairs noted at the time of this inspection. There were no negative influences in the neighborhood, no bust streets or high tension power lines, that could affect the marketability of the subject.
R. E. Taxes	\$3,062	
Assessed Value	\$228,651	
Zoning Classification	Residential R1	
Property Type	SFR	
Occupancy	Occupied	
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	Rural	Neighborhood Comments Although located in a small, rural community there are all amenities are available, schools, shopping, parks and public services. The population of Parlier was 14,494 per the 2010 Census. There is farming and agriculture around the community. There were no boarded up or abandoned home notes in the area of the subject.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$336,000 High: \$355,000	
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	8470 Foothill Avenue	8643 S Milton Ave	13641 9th St	1104 Stephanie St
City, State	Parlier, CA	Parlier, CA	Parlier, CA	Selma, CA
Zip Code	93648	93648	93648	93662
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.61 ¹	2.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$299,950	\$408,000
List Price \$	--	\$310,000	\$299,950	\$397,000
Original List Date		02/02/2023	02/17/2022	10/20/2022
DOM · Cumulative DOM	-- · --	11 · 24	5 · 374	62 · 129
Age (# of years)	9	17	25	10
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 Contemp	1 Story Contemp	1 Story Contemp	1 Story Contemp
# Units	1	1	1	1
Living Sq. Feet	1,609	1,774	1,200	1,450
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
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	0.15 acres	.15 acres	.15 acres	.21 acres
Other	--	--	--	--

* 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** This active listing is located within 1/2 mile of the subject. It is 8 years older and it is 165 sq ft larger. It has 1 bedroom less and it is located on a similar size lot. It has a owned solar system. It has tile flooring in the kitchen and bathrooms and laminate flooring through out.
- Listing 2** This active listing is within 1 mile of the subject. It is 16 years older and it has 409 sq ft less than the subject, which is 88 sq ft smaller than the desired Gla bracket. It has 1 bedroom less and it also has a in ground pool. There is extra cement around the pool and a uncovered patio. The listing has new interior paint and carpet.
- Listing 3** This active listing is within 3 miles of the subject. It is 1 year older and it is 159 sq ft smaller. It has 1 bedroom less and it has the same bathroom and garage count. It is located on a larger lot size. It has a large covered patio. The home has tile flooring in the entry and kitchen and wood looking plank laminate flooring in the living room. It has a large side yard with RV parking behind the fence line.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8470 Foothill Avenue	13800 E 4th St	561 Almond St	830 Romero Ave
City, State	Parlier, CA	Parlier, CA	Parlier, CA	Parlier, CA
Zip Code	93648	93648	93648	93648
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	1.67 ¹	1.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$359,500	\$389,000
List Price \$	--	\$335,000	\$371,000	\$375,000
Sale Price \$	--	\$336,000	\$355,000	\$350,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	02/03/2023	09/01/2022	11/03/2022
DOM · Cumulative DOM	-- · --	6 · 38	25 · 126	78 · 106
Age (# of years)	9	18	17	16
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 Contemp	1 Story Contemp	1 Story Contemp	2 Stories Contemp
# Units	1	1	1	1
Living Sq. Feet	1,609	1,472	1,731	2,021
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 3 · 1
Total Room #	7	7	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.15 acres	.15 acres	.17 acres	.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,695	-\$3,970	-\$25,970
Adjusted Price	--	\$341,695	\$351,030	\$324,030

* 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 comparable sold listing is used due to near proximity and recent Sold date. It is 9 years older and it has 137 sq ft less than the subject. It has the same bed/bath and also garage count. It is also located on a similar size lot. It has a leased solar system. The kitchen had granite counter tops in the kitchen and also the bathrooms. It had tile and laminate flooring. It sold Fha financing with no seller concessions. It is adjusted for older age +900 and smaller Gla +4795.
- Sold 2** This sold listing is used due to similar age and style. It is 8 years older and it is 122 sq ft larger than the subject. It has the same bed/bath and also garage spaces as the subject. It is also located on a larger lot size. The home had been maintained and upgraded through the years, with a newer AC unit, new interior and exterior paint. Both the front and back yards had mature landscaping. It also has a leased solar system. It sold Conventional financing with no seller concessions. It is adjusted for older age +800, larger Gla -4270 and larger lot -500.
- Sold 3** This sold listing is a similar style 2 story home. It is 7 years older and it has 412 sq ft more than the subject, which is 91 sq ft over the desired Gla bracket. It has the same bedroom count and it has 1.5 bathrooms more. It also has a in ground pool. The garage had been converted into living space. There are two downstairs bedrooms. The home had tile and carpet flooring and there were no recent upgrades for marketing. It sold Conventional financing with no seller concessions. It is adjusted for older age +700, larger Gla -14420, 1 and 1/2 bathroom more -5250, in ground pool -10,000 and no garage spaces +3000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None.			
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	\$342,000	\$342,000
Sales Price	\$342,000	\$342,000
30 Day Price	\$332,000	--
Comments Regarding Pricing Strategy		
<p>The search for comparable listings started with a radius search from the subject to 1 mile and then was extended to 3 miles for Active # 3. A GlA bracket of 20% or 1288-1930 is used, 3-5 bedrooms and a 20 year age bracket. The only parameter expanded is for GlA, for A# 2 which is 88 sq ft smaller than the bracket and also for Sold # 3, which is 91 sq ft over the desired bracket for sq ft. The adjustments made for the Sold listings were: age \$100 per year, GlA \$35 per sq ft, bedroom or full bathroom \$3500, 1/2 bathroom \$1750, in ground pool \$10,000, garage space \$1500 and lot size \$500 per approximate 1000 sq ft. The suggested list price is based heavily on the Sold listings. All of the Sold listings are within 2 miles of the subject. All of the Sold listings are within 9 years of age, and all are similar in style and condition of the subject. Sold # 1 is weighed heavily in the price suggestion due to having a recent sold date, it has the same bed/bath count and garage spaces. It is only 137 sq ft smaller. Sold # 2 is 8 years older and only 122 sq ft larger with the same bed/bath and also garage spaces.</p>		

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



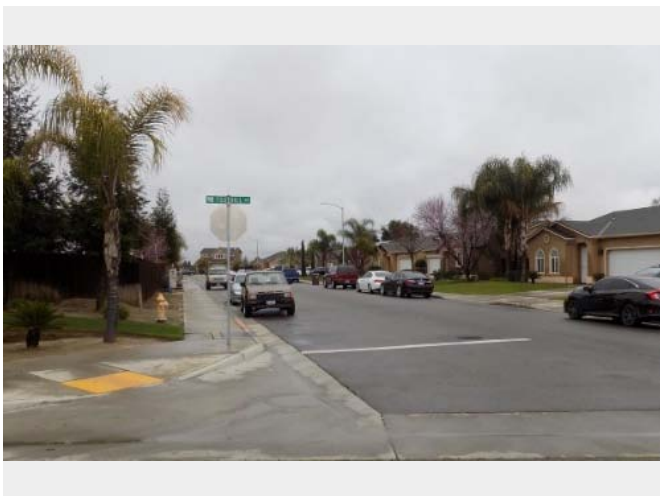
Front



Address Verification



Street



Street

Listing Photos

L1 8643 S Milton Ave
Parlier, CA 93648



Front

L2 13641 9th St
Parlier, CA 93648



Front

L3 1104 Stephanie St
Selma, CA 93662



Front

Sales Photos

S1 13800 E 4th St
Parlier, CA 93648



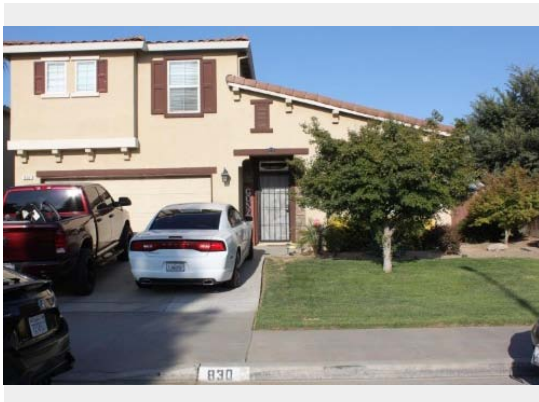
Front

S2 561 Almond St
Parlier, CA 93648



Front

S3 830 Romero Ave
Parlier, CA 93648



Front

ClearMaps Addendum

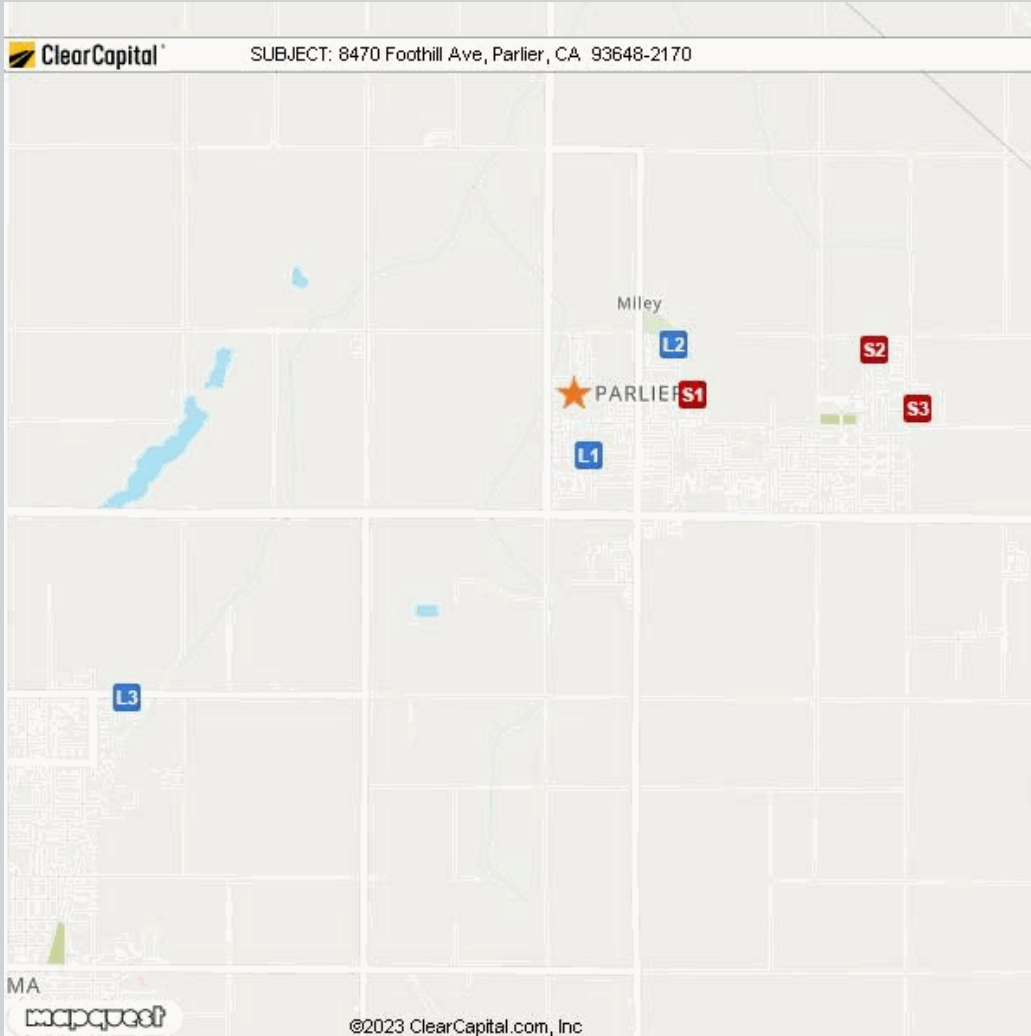
Address ★ 8470 Foothill Avenue, Parlier, CA 93648

Loan Number 52646

Suggested List \$342,000

Suggested Repaired \$342,000

Sale \$342,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8470 Foothill Avenue, Parlier, CA 93648	--	Parcel Match
L1 Listing 1	8643 S Milton Ave, Parlier, CA 93648	0.35 Miles ¹	Parcel Match
L2 Listing 2	13641 9th St, Parlier, CA 93648	0.61 Miles ¹	Parcel Match
L3 Listing 3	1104 Stephanie St, Selma, CA 93662	2.98 Miles ¹	Parcel Match
S1 Sold 1	13800 E 4th St, Parlier, CA 93648	0.65 Miles ¹	Parcel Match
S2 Sold 2	561 Almond St, Parlier, CA 93648	1.67 Miles ¹	Parcel Match
S3 Sold 3	830 Romero Ave, Parlier, CA 93648	1.90 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	Gina Gentili	Company/Brokerage	Century 21 Dan Cheney Inc..
License No	01213531	Address	20395 Sumner Ave Reedley CA 93654
License Expiration	10/08/2024	License State	CA
Phone	5592808063	Email	ginagentili@aol.com
Broker Distance to Subject	7.31 miles	Date Signed	02/26/2023

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.