

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>	30567 Coyote Court, Goshen, CA 93227	<b>Order ID</b>	8638765	<b>Property ID</b>	33952918
<b>Inspection Date</b>	03/01/2023	<b>Date of Report</b>	03/02/2023		
<b>Loan Number</b>	52675	<b>APN</b>	075-390-029-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Tulare		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	03.01.23 BPO	<b>Tracking ID 1</b>	03.01.23 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Moises & Jacqueline Arce	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,418	<p>Please be advised that request was for exterior inspection only therefore any interior repairs and/or updates needed are unknown. Please note - Occupancy noted above is based on information provided by the Tulare County Tax Records plus exterior inspection completed 3/01/2023. Subject property is a single story single family residence on a cul-de-sac street in Goshen, CA that has a population of 5,556 as of 2023. Subject has a composition roof, four (4) bedrooms, 2 bathrooms, living room, patio and a two (2) car attached garage. Not in a FEMA Flood Zone area. From exterior inspection completed 3/01/2023 subject property appears to be in fairly good condition and being maintained fairly well including the landscape, see pictures. From exterior inspection no exterior repair issues noted therefore no repairs listed here or above.</p>	
<b>Assessed Value</b>	\$190,306		
<b>Zoning Classification</b>	R1-6		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<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>	
<b>Local Economy</b>	Stable	<p>Subject property immediate neighborhood is of single family residence properties built around the same time as subject property on a cul-de-sac street in the rural/country town of Goshen, CA. Some of the properties within the immediate neighborhood have a Goshen, CA address and others have a Visalia, CA address, but the main part of residential properties in Visalia, CA is about 3 to 5 miles from subject property immediate neighborhood. Of the immediate neighborhood SFR properties the majority appear to be mostly owner occupied with some rental properties. Highway 99 splits the town of Goshen,...</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$306,000 High: \$359,900		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Neighborhood Comments

Subject property immediate neighborhood is of single family residence properties built around the same time as subject property on a cul-de-sac street in the rural/country town of Goshen, CA. Some of the properties within the immediate neighborhood have a Goshen, CA address and others have a Visalia, CA address, but the main part of residential properties in Visalia, CA is about 3 to 5 miles from subject property immediate neighborhood. Of the immediate neighborhood SFR properties the majority appear to be mostly owner occupied with some rental properties. Highway 99 splits the town of Goshen, CA and there have been some new industrial properties built due East of Goshen, CA with one (1) main road widened going to Highway 99 that has created more new construction residential and commercial construction within the town of Goshen, CA. There are some industrial properties as well as an active railroad tracks within 1/2 mile of subject property area.

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	30567 Coyote Court	30689 Ashland Road	1534 N Leila Street	6322 W Perez Avenue
<b>City, State</b>	Goshen, CA	Goshen, CA	Visalia, CA	Visalia, CA
<b>Zip Code</b>	93227	93227	93291	93291
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	4.62 <sup>1</sup>	2.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$327,900	\$365,000	\$374,900
<b>List Price \$</b>	--	\$331,900	\$365,000	\$374,900
<b>Original List Date</b>		06/27/2022	02/09/2023	02/06/2023
<b>DOM · Cumulative DOM</b>	-- · --	91 · 248	7 · 21	15 · 24
<b>Age (# of years)</b>	10	1	11	12
<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 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,591	1,426	1,496	1,777
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	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>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.10 acres	0.13 acres	0.17 acres
<b>Other</b>	--	--	--	--

\* 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** Traditional sale "New construction" property with a composition roof. Four (4) bedrooms and living room. Two (2) car attached garage. Not in a FEMA Flood Zone area. Please note that this is a new construction home built in 2022. While there were other similar Listing Comps within the 1 mile radius we were directed to expand the radius search to find two (2) other Listing Comps of similar age, condition and characteristics as the subject therefore we have followed as directed.
- Listing 2** Traditional sale property with a tile roof. Storage shed in back. Three (3) bedrooms, living room and indoor laundry room. Two (2) car attached garage. In a FEMA Flood Zone "AE".
- Listing 3** Traditional sale property with a composition roof and leased solar system. Three (3) bedrooms, and office plus living room. Patio. Two (2) car attached garage. Not in a FEMA Flood Zone area.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	30567 Coyote Court	7521 Wellman Avenue	30662 Cottontail Street	30735 N Cottontail Street
<b>City, State</b>	Goshen, CA	Goshen, CA	Visalia, CA	Visalia, CA
<b>Zip Code</b>	93227	93227	93291	93291
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.15 <sup>1</sup>	0.23 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$310,000	\$299,000	\$340,000
<b>List Price \$</b>	--	\$310,000	\$299,000	\$340,000
<b>Sale Price \$</b>	--	\$320,000	\$330,000	\$345,000
<b>Type of Financing</b>	--	Va	Conventional	Fha
<b>Date of Sale</b>	--	06/23/2022	05/17/2022	09/02/2022
<b>DOM · Cumulative DOM</b>	-- · --	9 · 38	2 · 25	20 · 70
<b>Age (# of years)</b>	10	8	10	14
<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 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,591	1,418	1,429	1,590
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	5	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	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>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.16 acres	0.14 acres	0.16 acres
<b>Other</b>	--	--	Buyer concessions	Fireplace
<b>Net Adjustment</b>	--	+\$34,298	+\$30,899	-\$1,711
<b>Adjusted Price</b>	--	\$354,298	\$360,899	\$343,289

\* 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** Traditional sale "Well kept" property with a composition roof on a corner lot. Forced air heating and central cooling. Three (3) bedrooms and living room. Two (2) car attached garage. Not in a FEMA Flood Zone area. Adjustments for difference in house square footage (34600) minus difference in lot size (302).
- Sold 2** Traditional sale property with a composition roof. Seller paid \$2,200 buyer concessions. Four (4) bedrooms, living room and laundry in garage. Covered patio. Two (2) car attached garage. Not in a FEMA Flood Zone area. Adjustments for difference in house (32400) and lot (699) square footage minus seller paid buyer concessions (2200).
- Sold 3** Traditional sale property with a composition roof on a corner lot. Fireplace in living room. Four (4) bedrooms, living room and indoor laundry room. Covered patio. Owned solar system that will be paid off by close of escrow. Two (2) car attached garage. Not in a FEMA Flood Zone area. Adjustments for fireplace (1500) plus difference in lot size (411) minus difference in house square footage (200),

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Tulare County Tax Records show subject property last sold 2/27/2013 for \$164,000 to current owners of record.			
<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>	\$349,900	\$349,900
<b>Sales Price</b>	\$345,000	\$345,000
<b>30 Day Price</b>	\$335,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to location of subject property, year built, house square footage, bedrooms, bathrooms and lot size due to availability of Listing Comps other than "New construction" we were directed to expand radius search for at least two (2) Listing Comps that were not "New construction" and of similar age as subject property which we have done. Year built is within 10 +/- years, House square footage to 25% +/- sq. ft. and sold comps back 12 months. Markets in this area have been fairly active over the last 12 months; however, as interest rates have increased new listing properties coming on the market has leveled off. Currently markets are still fairly active with generally those properties that are priced right when first put on the market selling fairly quickly.</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



Front



Front



Front



Front

## Subject Photos



Address Verification



Side



Side



Side



Side



Street

## Subject Photos



Street



Garage



Other



Other



Other



Other

## Subject Photos



Other



Other



Other



Other



Other



Other

## Subject Photos



Other



Other



Other



Other



Other



Other

## Subject Photos



Other

## Listing Photos

**L1** 30689 Ashland Road  
Goshen, CA 93227



Front

**L2** 1534 N Leila Street  
Visalia, CA 93291



Front

**L3** 6322 W Perez Avenue  
Visalia, CA 93291



Front

## Sales Photos

**S1** 7521 Wellman Avenue  
Goshen, CA 93227



Front

**S2** 30662 Cottontail Street  
Visalia, CA 93291



Front

**S3** 30735 N Cottontail Street  
Visalia, CA 93291



Front



### ClearMaps Addendum

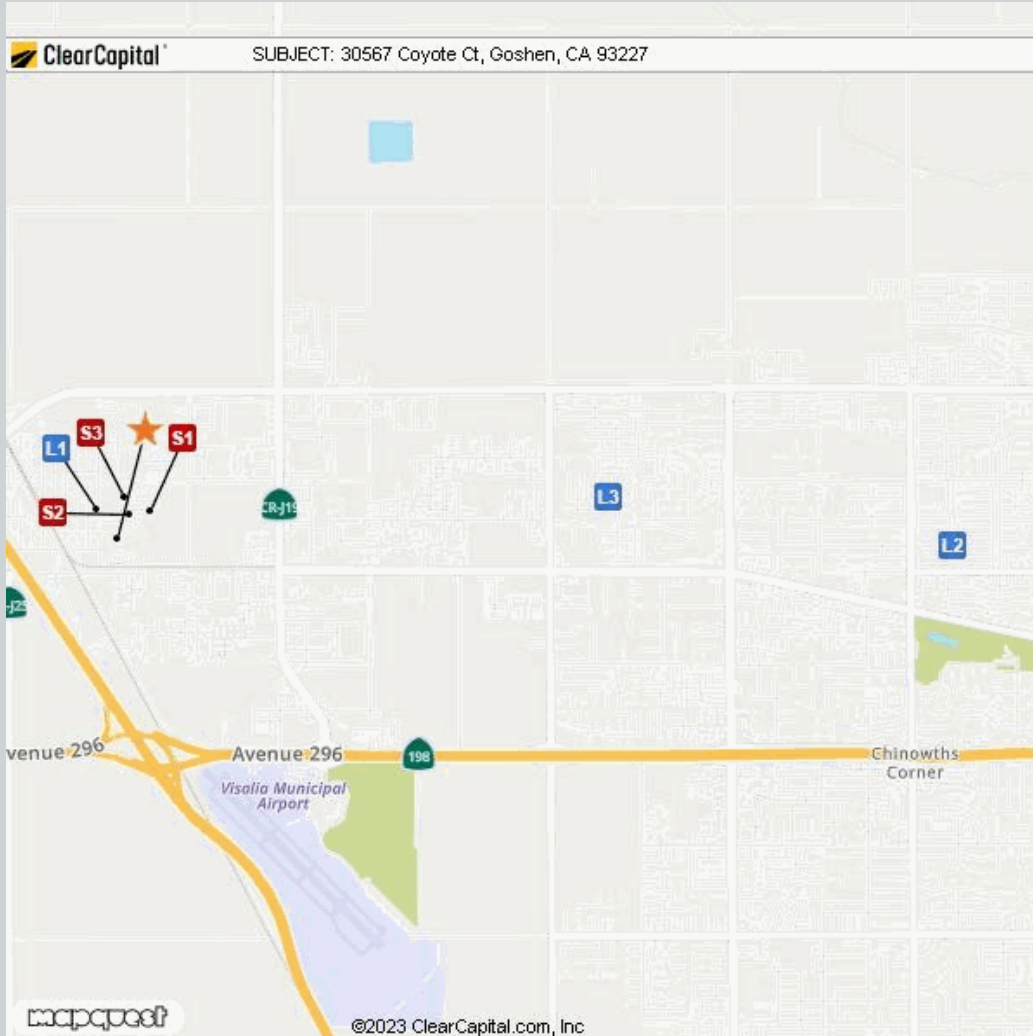
**Address** ★ 30567 Coyote Court, Goshen, CA 93227

**Loan Number** 52675

**Suggested List** \$349,900

**Suggested Repaired** \$349,900

**Sale** \$345,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	30567 Coyote Court, Goshen, CA 93227	--	Parcel Match
L1 Listing 1	30689 Ashland Road, Goshen, CA 93227	0.20 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1534 N Leila Street, Visalia, CA 93291	4.62 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6322 W Perez Avenue, Visalia, CA 93291	2.73 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7521 Wellman Avenue, Goshen, CA 93227	0.24 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	30662 Cottontail Street, Visalia, CA 93291	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	30735 N Cottontail Street, Visalia, CA 93291	0.23 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

### Report Instructions - cont.

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.

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

<b>Broker Name</b>	Richard Bird	<b>Company/Brokerage</b>	Modern Broker, Inc.
<b>License No</b>	01779518	<b>Address</b>	1126 N. Bollinger Ct Visalia CA 93291
<b>License Expiration</b>	09/28/2026	<b>License State</b>	CA
<b>Phone</b>	5596350200	<b>Email</b>	r.bird@comcast.net
<b>Broker Distance to Subject</b>	3.95 miles	<b>Date Signed</b>	03/02/2023

*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.**