

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	4018 E Garland Avenue, Fresno, CA 93726	Order ID	8917160	Property ID	34568201
Inspection Date	09/08/2023	Date of Report	09/11/2023		
Loan Number	52688	APN	43717207		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	09.07 Citi-CS Update	Tracking ID 1	09.07 Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood. Subject appears to have gone through some updating since purchased in 2019. Exterior paint, windows, landscaping is newer.
R. E. Taxes	\$2,778	
Assessed Value	\$220,640	
Zoning Classification	Residential RS5	
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	Urban	Neighborhood Comments Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$220000 High: \$435000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	4018 E Garland Avenue	3714 E Garland Ave	4430 E Robinson Ave	3533 E Redlands Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.36 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$360,000	\$350,000
List Price \$	--	\$320,000	\$360,000	\$350,000
Original List Date		08/23/2023	08/17/2023	08/25/2023
DOM · Cumulative DOM	-- · --	19 · 19	10 · 25	8 · 17
Age (# of years)	65	68	63	68
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,344	1,242	1,544	1,437
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	--	--	--	--
Lot Size	.16 acres	0.15 acres	0.15 acres	0.16 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** Ideal For a First-Time Homebuyers, This Single-Family Home Offers 3 Bedrooms And 2 Bathrooms And Solar. The Kitchen Features Granite Countertops And Stainless Steel Appliances. Relax Or Entertain With Friends And Family In The Recently Replastered Backyard Pool. The Home Has an Attached 2 Car Garage. The Home Is Centrally Located With Nearby Easy Commute Routes And Schools. Schedule a Viewing To Start a New Chapter In Your Future.
- Listing 2** This 3-Bedroom, 1.75-Bathroom Home Comes With 1,544Sf Of Living Space Inside And Sits On a 6,500Sf Lot. It Is Conveniently Located Near Cedar And Dakota, Schools, Shopping, Public Transportation, And Nearby Access To Hwy 168. The U-Shaped Kitchen Offers Ample Cabinet And Counter Space, Includes a Contemporary 5-Burner Gas Cooktop Installed This Year And Has Tile Counters And Backsplash. Hardwood Floors Grace The Bedrooms, Living Room And Hallways. The Den Has Slider Access To The Backyard, White-Washed Brick Fireplace, Laminate Flooring, And Entry From The Garage. The Primary Bedroom Includes Attached Bathroom And Both Bathrooms In The Home Have Received Updates Over The Years. The Backyard Includes a Deck And a Spacious Yard. Other Features Include Solar, a 2-Car Garage, Hvac Replaced In 2021 And Access To FUSD Schools, Specifically Feeding Into Hoover High, Tioga And Centennial.
- Listing 3** Beautiful 3/2 Within Walking Distance Of Einstein Park And Centennial Elementary. Great Curb Appeal With a Long Drive Way For Plenty Of Parking And a Porch Made For Plant-Lovers. You Will Enter To a Quaint Living Room With a Fireplace Focal Point And a Convenient Ceiling Fan. Masterfully Updated Kitchen With a Stunning Hood Vent Over a Gas Range, Granite Countertops, And a Double Oven. The Original Floors Are Gorgeous And So Well Kept. The Back Bathroom Has Been Remodeled To Feature a Step In Shower With a Bench, Perfect For Anyone With Mobility Challenges. The Backyard Has Seen Many Legendary Parties, With a Giant Pool To Fit All Of Your Friends And Families. Solar Is Financed.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4018 E Garland Avenue	3953 E Pontiac Way	4052 E Farrin Ave	3766 E Pontiac Way
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.34 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,998	\$345,000	\$345,000
List Price \$	--	\$349,998	\$345,000	\$345,000
Sale Price \$	--	\$345,000	\$350,000	\$340,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	04/05/2023	05/19/2023	09/01/2023
DOM · Cumulative DOM	-- · --	66 · 99	5 · 42	2 · 30
Age (# of years)	65	65	65	67
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,344	1,560	1,075	1,650
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 1 · 1
Total Room #	7	7	7	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	--	--	--	--
Lot Size	.16 acres	0.15 acres	0.15 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$345,000	\$350,000	\$340,000

* 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** Charming Move In Ready Home Centrally Located This 3 Bedroom 2 Bathroom Has Been Tastefully Remodeled And Ready For Its New Owner. Nice Size Backyard, Upgrades Through Out, Make Your Appointment Today
- Sold 2** This Cozy Move-In Ready Home Has Been Proudly Owned And Occupied For The Last 3 Years by Its Owner. The Home Features All The Following Upgrades And Renovations That Were Completed Within The Last 3 Years: Owned 16-Panel Solar System, Roof, Plumbing, Gas Line, Sliding Door, Hvac, Water Heater, Stainless Steel Stove/Oven Amp; Dishwasher, Wood Flooring, Pool Re-Surface, Filter Pump And Skimmer. Entertain Friends And Family In The Spacious Back Yard And Keep Everyone Cool This Summer In This Crystal Clear Pool. Dont Miss Your Chance To Make This Home Yours; One That You Can Truly Enjoy For Many Years To Come.
- Sold 3** Welcome To 3766 E Pontiac Way Now Is Your Chance To Move Into a Home With Tons Of Potential In a Great Area Under 350,000. At Over 1600 Square Feet, You Get The Best Of Both Worlds Because You Get Tons Of Space In The Living Room And The Bedrooms. The Hall Bathroom Has a Stand-Up Shower And a Tub. Aside From The Breakfast Nook Off The Kitchen, You Also Have a Dining Area For Bigger Families. Dont Want To Do The Laundry In The Garage, You Have Washer/Dryer Hook Ups Indoor And a Half Bathroom Right Next To It. Do You Love Entertaining Family And Friends? You Have a Covered Patio In The Back. The Back Fence Has Been Reinforced To Avoid Any Issues In The Future. Newer Carpet In The Bedrooms Only. In Regards To The Area, You Are In The Hoover High School Location And a 5-Minute Walk To Centennial Elementary School. Less Than a 5-Minute Drive To Highway 41 Or Highway 168. Close To Tons Of Shopping, Parks, Grocery Stores, Entertainment, Restaurants And Eats. Make Your Appointment Now

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted at time of inspection			
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	\$360,000	\$360,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$345,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

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



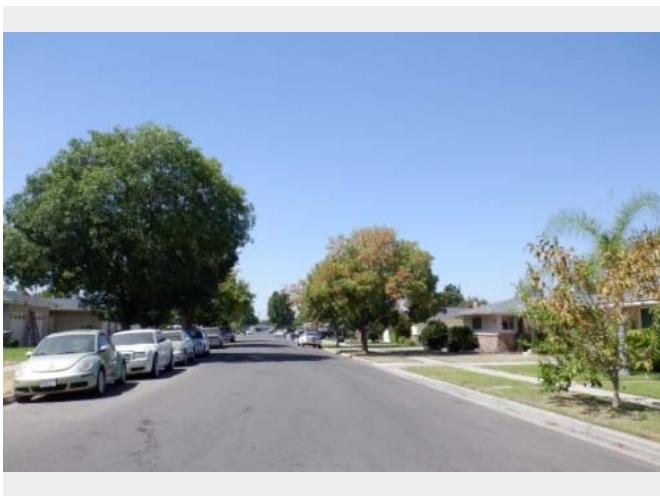
Address Verification



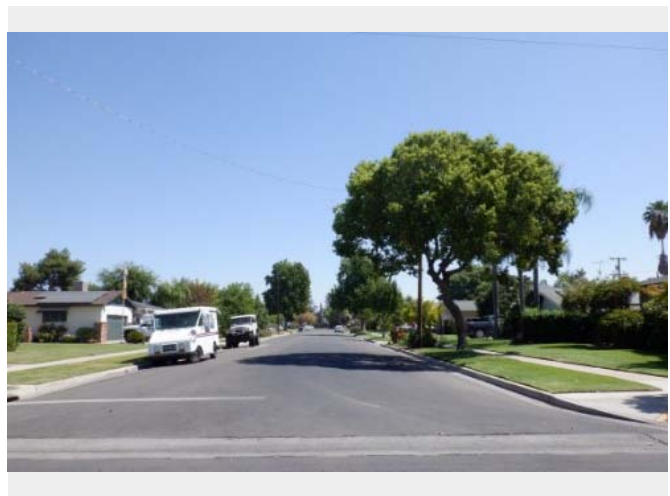
Side



Side



Street



Street

Listing Photos

L1 3714 E Garland Ave
Fresno, CA 93726



Front

L2 4430 E Robinson Ave
Fresno, CA 93726



Front

L3 3533 E Redlands Ave
Fresno, CA 93726



Front

Sales Photos

S1 3953 E Pontiac Way
Fresno, CA 93726



Front

S2 4052 E Farrin Ave
Fresno, CA 93726



Front

S3 3766 E Pontiac Way
Fresno, CA 93726



Front

ClearMaps Addendum

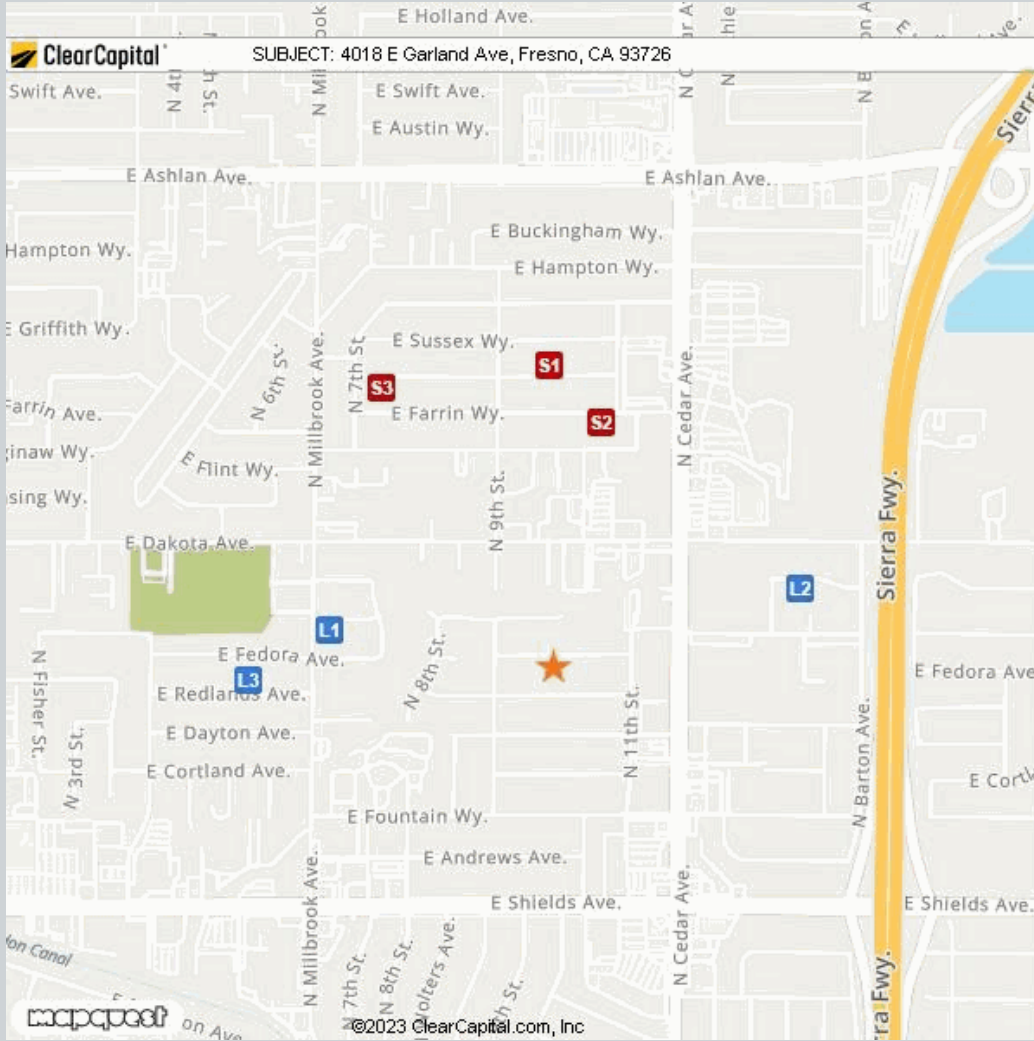
Address ★ 4018 E Garland Avenue, Fresno, CA 93726

Loan Number 52688

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4018 E Garland Avenue, Fresno, CA 93726	--	Parcel Match
L1 Listing 1	3714 E Garland Ave, Fresno, CA 93726	0.31 Miles ¹	Parcel Match
L2 Listing 2	4430 E Robinson Ave, Fresno, CA 93726	0.36 Miles ¹	Parcel Match
L3 Listing 3	3533 E Redlands Ave, Fresno, CA 93726	0.42 Miles ¹	Parcel Match
S1 Sold 1	3953 E Pontiac Way, Fresno, CA 93726	0.41 Miles ¹	Parcel Match
S2 Sold 2	4052 E Farrin Ave, Fresno, CA 93726	0.34 Miles ¹	Parcel Match
S3 Sold 3	3766 E Pontiac Way, Fresno, CA 93726	0.45 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	Susan Tonai	Company/Brokerage	London Properties
License No	01207349	Address	6442 N Maroa Fresno CA 93612
License Expiration	03/18/2024	License State	CA
Phone	5592892895	Email	reoagent4u@gmail.com
Broker Distance to Subject	3.94 miles	Date Signed	09/11/2023

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.