

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>	2202 North Avenue, Corcoran, CA 93212	<b>Order ID</b>	8917160	<b>Property ID</b>	34568016
<b>Inspection Date</b>	09/10/2023	<b>Date of Report</b>	09/10/2023		
<b>Loan Number</b>	52711	<b>APN</b>	030-292-036-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Kings		

**Tracking IDs**

<b>Order Tracking ID</b>	09.07 Citi-CS Update	<b>Tracking ID 1</b>	09.07 Citi-CS Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b> The subject property appear to be maintained with no reapiirs noted at the time of the exterior inspection. Appear to be updated with exterior paint, the front yard nned water.
<b>R. E. Taxes</b>	\$890	
<b>Assessed Value</b>	\$92,352	
<b>Zoning Classification</b>	Residential	
<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>		
<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> This is a rural community and though some of the homes are in average condition not all properties are well maintained. The area is surrounded by agricultural fields.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$190,000 High: \$249,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2202 North Avenue	1220 Hanna Ave	1112 Mariposa Ave	1805 Gable Ave
<b>City, State</b>	Corcoran, CA	Corcoran, CA	Corcoran, CA	Corcoran, CA
<b>Zip Code</b>	93212	93212	93212	93212
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.80 <sup>1</sup>	1.41 <sup>1</sup>	0.29 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$195,000	\$249,000	\$234,900
<b>List Price \$</b>	--	\$190,000	\$249,000	\$234,900
<b>Original List Date</b>		08/01/2023	08/01/2023	08/30/2023
<b>DOM · Cumulative DOM</b>	-- · --	40 · 40	19 · 40	5 · 11
<b>Age (# of years)</b>	56	78	34	32
<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 Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	988	1,100	988	1,128
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	3 · 1	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	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>	--	--	Pool - Yes	--
<b>Lot Size</b>	0.14 acres	0.04 acres	0.14 acres	0.15 acres
<b>Other</b>	--	MLS#226460	MLS#226480	MLS#228604

\* Listing 2 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** Charming Two bedroom, One Bathroom home has been recently remodeled with new dual pane windows, tile flooring, new carpet, new interior paint, and updated bathroom. The kitchen has been upgraded with granite counter tops, new kitchen cabinets and tile flooring. This property is located close to downtown, health clinics, schools.
- Listing 2** Property is located in a residential neighborhood with 3 bedrooms and 1 bathroom. Vinyl Floors, Tile Floors, Laminate Floors, Covered Porch, Covered Patio.
- Listing 3** This charming 3-bedroom, 2-bath home that offers both comfort and style. With recent upgrades including new flooring and fresh paint in most rooms, this home feels modern and inviting. The bathrooms have been beautifully remodeled. Outside, you'll find a convenient storage shed, perfect for keeping your belongings organized and maintaining a tidy living space along with the storage space in a 2 car garage. The property is adorned with fruitful trees, adding a natural and serene ambiance to the surroundings. One of the standout features of this property is its unique corner double lot location. This not only provides ample space for outdoor activities and landscaping possibilities, but it also offers increased privacy and a sense of openness that's hard to come by. 2nd lot square footage is approximately 6,755 per tax records.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2202 North Avenue	5665 Newark Ave	613 Denton Ave	1014 Sherman Ave
<b>City, State</b>	Corcoran, CA	Corcoran, CA	Corcoran, CA	Corcoran, CA
<b>Zip Code</b>	93212	93212	93212	93212
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.08 <sup>1</sup>	0.09 <sup>1</sup>	1.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$250,000	\$219,999	\$260,000
<b>List Price \$</b>	--	\$250,000	\$219,999	\$215,000
<b>Sale Price \$</b>	--	\$240,000	\$228,000	\$215,000
<b>Type of Financing</b>	--	Fhaa	Conv	Conv
<b>Date of Sale</b>	--	06/16/2023	05/05/2023	08/17/2023
<b>DOM · Cumulative DOM</b>	-- · --	121 · 183	26 · 63	19 · 48
<b>Age (# of years)</b>	56	103	51	71
<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 Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	988	1,104	1,196	896
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	4 · 2	2 · 2
<b>Total Room #</b>	5	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	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>	0.14 acres	0.60 acres	0.16 acres	0.13 acres
<b>Other</b>	--	MLS#225314	MLS#225667	MLS#226295
<b>Net Adjustment</b>	--	+\$4,600	-\$25,400	+\$14,600
<b>Adjusted Price</b>	--	\$244,600	\$202,600	\$229,600

\* 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** Country living at it's best. This property has a 3 bedroom, 1 bath on over 1/2 acre. Also, featuring tile floors throughout, nice cabinets, tile countertops and back splash, big laundry room, covered patio and shop/garage for extra storage. It also has corrals for cattle, horses or chickens. Adjustments made for Age +\$15,000, GLA -\$5,800 and Lot size -\$4,600
- Sold 2** Introducing a charming 4 bedroom, 2 bathroom property that exudes a cozy and inviting atmosphere. Boasting ample space and versatile layout. This home presents an exceptional opportunity for first time home buyers or those seeking an investment property. The property sits on a spacious lot and offers the convenience of nearby grocery stores, community parks and schools. Adjustments made for GLA -\$10,400, One bathroom -\$10,000 and One attached garage space -\$5,000.
- Sold 3** Great opportunity for that first time home buyer or next gen family. Main home is a 2 bedroom and 2 bathroom home. Updated windows, flooring and cabinets. The garage was converted when owners purchased but they went in to complete the touches and updated the flooring and cabinets. Very large backyard and so much potential! Adjustments made for Age +\$5,000, GLA +4,600 and One attached garage space +\$5,000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The search in three county MLS only shows one recent listing and no recent sales for this property.			
<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>	\$235,000	\$235,000
<b>Sales Price</b>	\$230,000	\$230,000
<b>30 Day Price</b>	\$228,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>There was a shortage of recent comps within the neighborhood that fit the guidelines as to age and condition. It was necessary to exceed guidelines on age and slightly on GLA, adjustments were made. Therefore subject final valuation represents a value with normal market times and is based on the most similar comps in the area . Location of properties and similarity of comps were taken into consideration to arrive at a reasonable value.</p>		

## 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



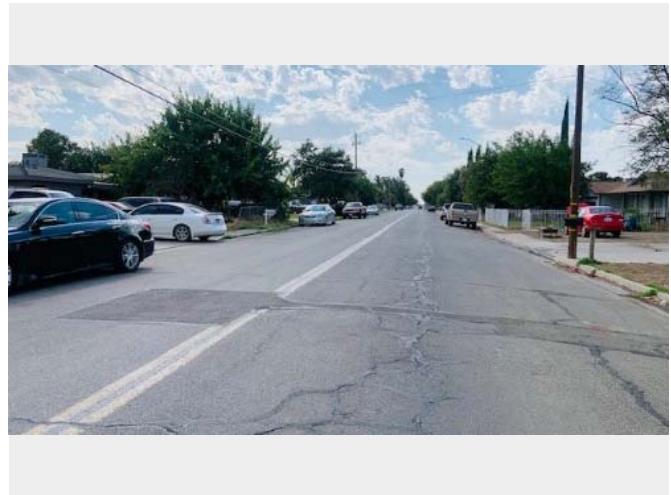
Front



Address Verification



Side



Street



## Listing Photos

**L1** 1220 Hanna Ave  
Corcoran, CA 93212



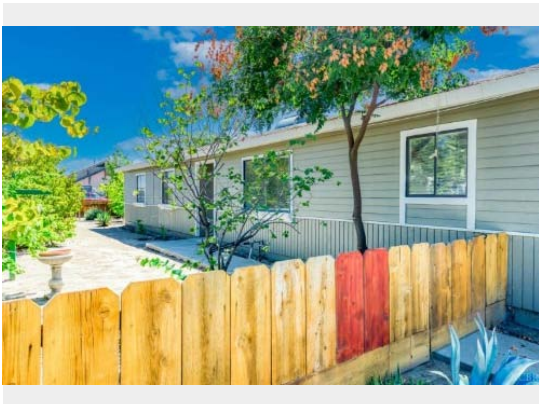
Front

**L2** 1112 Mariposa Ave  
Corcoran, CA 93212



Front

**L3** 1805 Gable Ave  
Corcoran, CA 93212



Front

## Sales Photos

**S1** 5665 Newark Ave  
Corcoran, CA 93212



Front

**S2** 613 Denton Ave  
Corcoran, CA 93212



Front

**S3** 1014 Sherman Ave  
Corcoran, CA 93212



Front

### ClearMaps Addendum

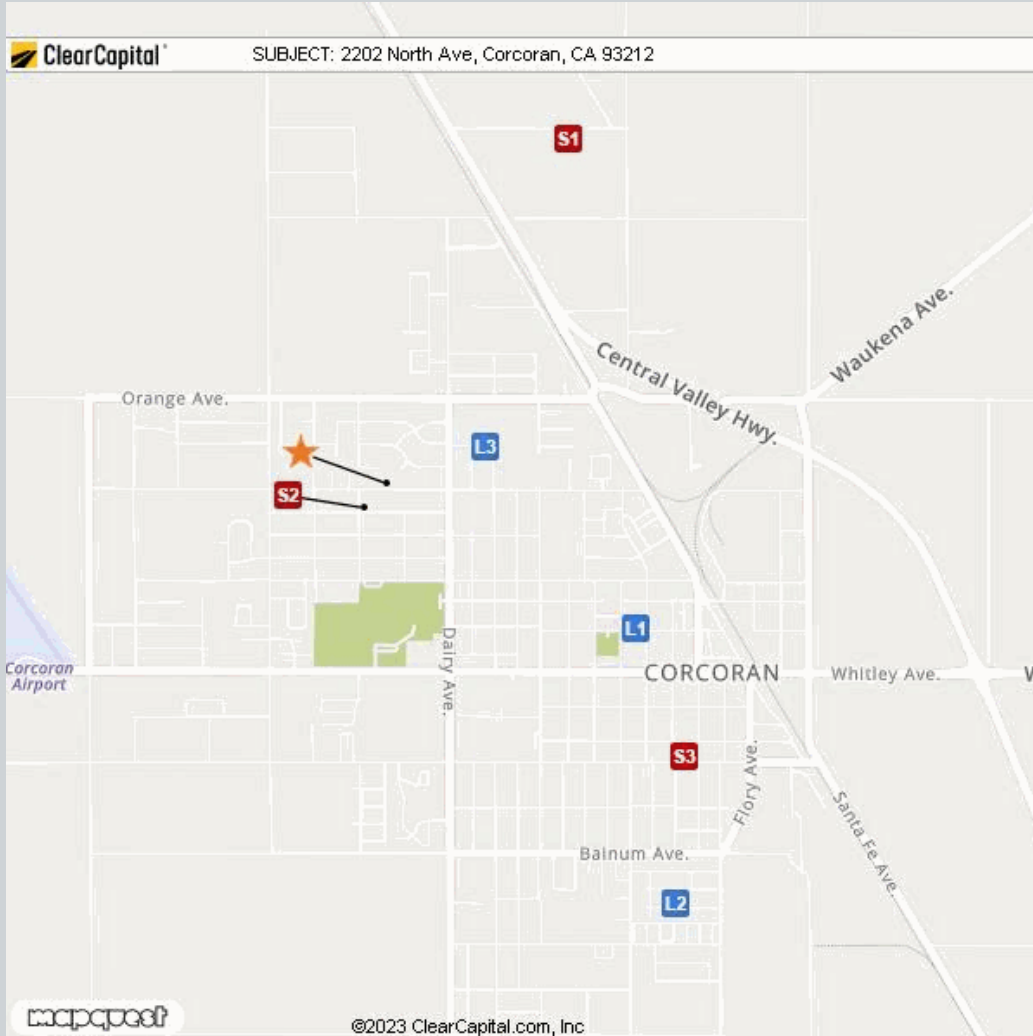
**Address** ★ 2202 North Avenue, Corcoran, CA 93212

**Loan Number** 52711

**Suggested List** \$235,000

**Suggested Repaired** \$235,000

**Sale** \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2202 North Avenue, Corcoran, CA 93212	--	Parcel Match
L1 Listing 1	1220 Hanna Ave, Corcoran, CA 93212	0.80 Miles <sup>1</sup>	Street Centerline Match
L2 Listing 2	1112 Mariposa Ave, Corcoran, CA 93212	1.41 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1805 Gable Ave, Corcoran, CA 93212	0.29 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5665 Newark Ave, Corcoran, CA 93212	1.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	613 Denton Ave, Corcoran, CA 93212	0.09 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1014 Sherman Ave, Corcoran, CA 93212	1.12 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: 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

<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>	16.18 miles	<b>Date Signed</b>	09/10/2023

*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.**