

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>	1503 Hume Lake Avenue, Corcoran, CA 93212	<b>Order ID</b>	8917160	<b>Property ID</b>	34568015
<b>Inspection Date</b>	09/10/2023	<b>Date of Report</b>	09/10/2023		
<b>Loan Number</b>	52714	<b>APN</b>	034-310-007-000		
<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>	
<b>R. E. Taxes</b>	\$2,233	Subject property appear to be well maintained with no repairs need it at the time of the exterior observation. The front yard needs water and maintenance.	
<b>Assessed Value</b>	\$199,177		
<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>	
<b>Local Economy</b>	Stable	The subject property is located in a neighborhood with similar style and value homes; Properties appear to be well maintained.	
<b>Sales Prices in this Neighborhood</b>	Low: \$288,000 High: \$325,000		
<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>	1503 Hume Lake Avenue	2315 Patterson Ave	2025 Gable Ave	1511 Arnold Ct
<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>	--	0.59 <sup>1</sup>	0.98 <sup>1</sup>	1.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$315,000	\$299,900	\$289,900
<b>List Price \$</b>	--	\$315,000	\$299,900	\$289,900
<b>Original List Date</b>		07/03/2023	08/04/2023	09/02/2023
<b>DOM · Cumulative DOM</b>	-- · --	53 · 69	27 · 37	8 · 8
<b>Age (# of years)</b>	9	66	60	7
<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>	1,388	1,600	1,680	1,205
<b>Bdrm · Bths · ½ Bths</b>	3 · 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)	None	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	0.15 acres	0.24 acres	0.13 acres
<b>Other</b>	--	MLS#226304	MLS#226487	MLS#228638

\* Listing 3 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** Beautiful spacious home in Corcoran. It has been completely renovated with 4 bedrooms, 2 bathrooms, and a 2-car garage. The master has plenty of room, a walk-in closet, and a stunning shower. The entire house has vinyl flooring and granite countertops. Corcoran's largest park and local gym is only a walking distance away. Call your agent for a private showing.
- Listing 2** This beautiful, turnkey home on a quarter acre home site in Corcoran offers the utmost in comfortable living. Spanning 1,680 sq ft, the floor plan includes three bedrooms and two full baths. New wood-look flooring adorns the entertaining areas complete new carpeting and neutral decor can function as an at-home office or fourth guest room. Each bedroom offers new plush carpeting, neutral decor, and double closets while the primary suite is a relaxing retreat with an en-suite bath and new tile shower. A large covered porch and private backyard with basketball court surround the refreshing freeform swimming pool. Additional amenities include a laundry room, new paint, and new fixtures. This wonderful home is in a great neighborhood near schools, parks, and access to Highway 43.
- Listing 3** This a very Good Opportunity For Anybody Specially for the First time Home buyers, It's a 3 bed/2 bath/ 2 car garage, well Kept, Nice area

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1503 Hume Lake Avenue	117 Sierra Ave	820 Sherman Ave	1007 Estes Ave
City, State	Corcoran, CA	Corcoran, CA	Corcoran, CA	Corcoran, CA
Zip Code	93212	93212	93212	93212
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.43 <sup>1</sup>	0.95 <sup>1</sup>	0.57 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$285,000	\$335,000
List Price \$	--	\$315,000	\$285,000	\$320,000
Sale Price \$	--	\$325,000	\$288,000	\$320,000
Type of Financing	--	Othe	Othe	Fhaa
Date of Sale	--	04/07/2023	04/07/2023	07/19/2023
DOM · Cumulative DOM	-- · --	7 · 65	1 · 42	82 · 109
Age (# of years)	9	4	20	6
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 SF DETACHED	1 Story SF DETACHED	1 Story SF DETACHED	1 Story SF DETACHED
# Units	1	1	1	1
Living Sq. Feet	1,388	1,358	1,131	1,532
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	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	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.13 acres	0.14 acres
Other	--	MLS#225508	MLS#225638	MLS#225800
Net Adjustment	--	\$0	+\$12,850	-\$12,200
Adjusted Price	--	\$325,000	\$300,850	\$307,800

\* 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** Great opportunity on making this beauty your next home. The driveway has had extra concrete work done. This home features 4 spacious bedrooms, 2 full baths and is conveniently located near restaurants and park's for entertainment. Elementary school, Middle school & high school are all located withing a 5 minute drive! This beautiful home has been loved and well-taken care of.
- Sold 2** Come and take a look at this beautifully well-maintained 3 bedroom, 2 bathroom home in the heart of Corcoran, Ca. Features marble counter tops, stainless steel appliances, nice cabinets, tile backsplash in the kitchen. Backyard is equipped with a sturdy patio that was built and outdoor fans. Perfect for entertaining family & friends! Adjustments made for GLA+12,850.
- Sold 3** Welcome home to this 3 bedroom 2 bath cozy gem with SOLAR! Located conveniently near downtown youre just minutes away from shopping, restaurants, and schools. Upon walking in you will notice the open floor plan with beautiful tile flooring throughout and tons of lighting enhancing all the details this home has to offer. In the kitchen you will notice a center island with quartzite countertops paired with stainless steal appliances. The backyard provides a comfortable atmosphere with a covered patio and a large yard for entertainment with a custom built shed (8X12) perfect for storage. Adjustments made for GLA-7,200 and paid solar -\$5,000

### Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Wedgewood Homes Realty	The subject property was listed on 08/25/2023 for \$299,900, price was changed on 09/08/2023 to \$294,900 currently status is active sale with 16 DOM provided by Bakersfield AOR / Golden Empire MLS. MLS#: 202308894					
<b>Listing Agent Name</b>	Juan Alatorre						
<b>Listing Agent Phone</b>	(310) 640-3040						
<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>
08/25/2023	\$299,900	09/08/2023	\$294,900	--	--	--	MLS

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$305,000	\$305,000
<b>Sales Price</b>	\$302,000	\$302,000
<b>30 Day Price</b>	\$297,000	--
<b>Comments Regarding Pricing Strategy</b>		
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 using older homes that have been rebuilt and upgraded, 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.		

### 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



Street



## Listing Photos

**L1** 2315 Patterson Ave  
Corcoran, CA 93212



Front

**L2** 2025 Gable Ave  
Corcoran, CA 93212



Front

**L3** 1511 Arnold Ct  
Corcoran, CA 93212



Front

## Sales Photos

**S1** 117 Sierra Ave  
Corcoran, CA 93212



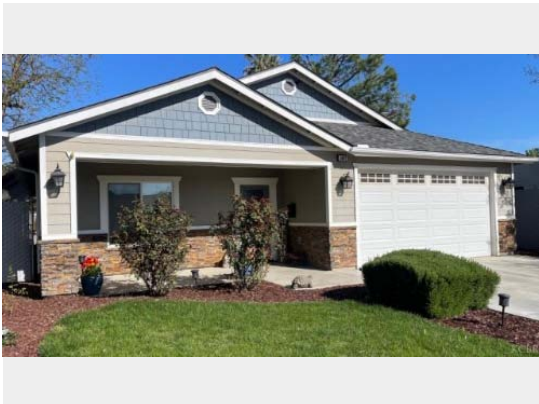
Front

**S2** 820 Sherman Ave  
Corcoran, CA 93212



Front

**S3** 1007 Estes Ave  
Corcoran, CA 93212



Front

### ClearMaps Addendum

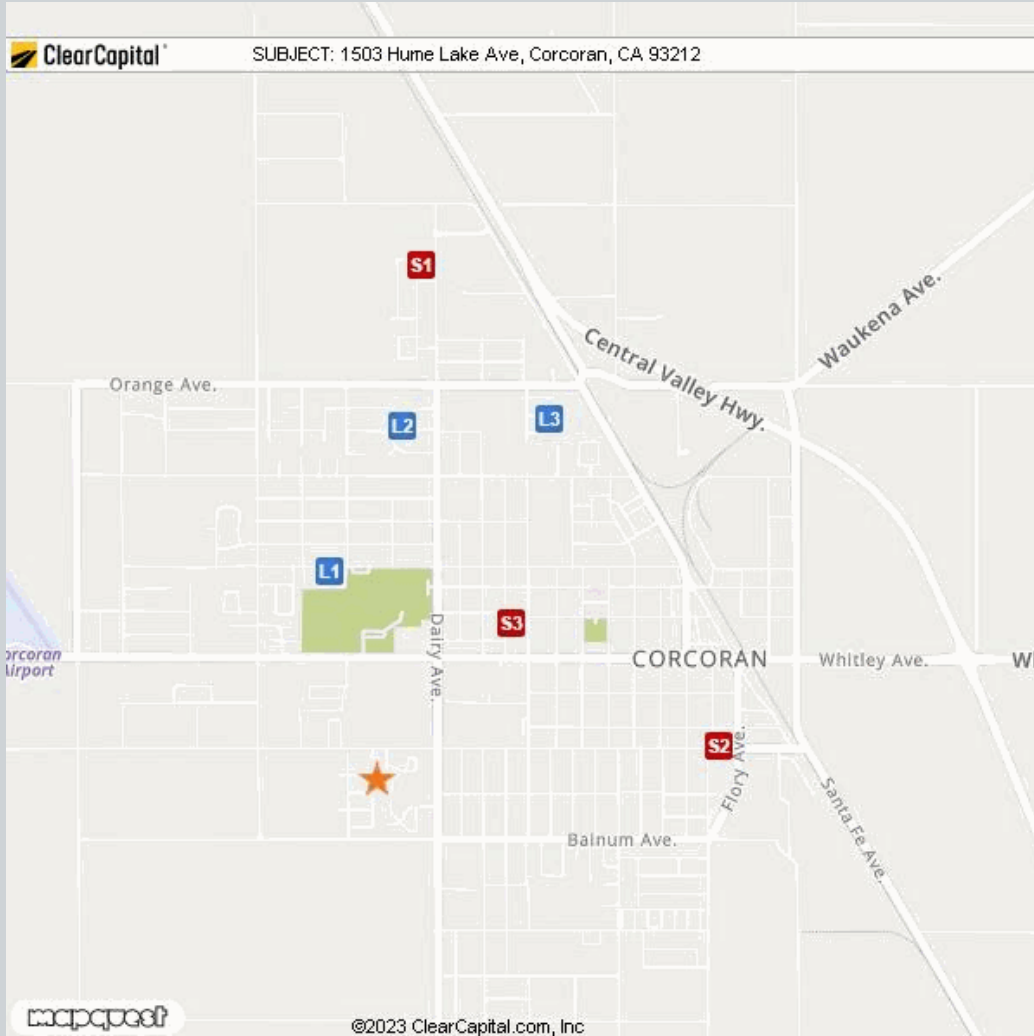
**Address** ★ 1503 Hume Lake Avenue, Corcoran, CA 93212

**Loan Number** 52714

**Suggested List** \$305,000

**Suggested Repaired** \$305,000

**Sale** \$302,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1503 Hume Lake Avenue, Corcoran, CA 93212	--	Parcel Match
L1 Listing 1	2315 Patterson Ave, Corcoran, CA 93212	0.59 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2025 Gable Ave, Corcoran, CA 93212	0.98 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1511 Arnold Ct, Corcoran, CA 93212	1.11 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	117 Sierra Ave, Corcoran, CA 93212	1.43 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	820 Sherman Ave, Corcoran, CA 93212	0.95 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1007 Estes Ave, Corcoran, CA 93212	0.57 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>	17.01 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.**