

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	4445 N Olive Avenue, Turlock, CA 95382	Order ID	8645802	Property ID	33976624
Inspection Date	03/07/2023	Date of Report	03/07/2023		
Loan Number	52788	APN	072-066-036-000		
Borrower Name	Catamount Properties 2018 LLC	County	Stanislaus		

Tracking IDs

Order Tracking ID	03.07.23 BPO Request	Tracking ID 1	03.07.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Charles Wickwire	Condition Comments Subject appears to be in average condition, based on other homes in immediate area. Property profile shows this home has 3 bedrooms and 2 baths. Family room with fireplace. Two car attached garage. If I were to list this home, I would sale it in "As Is" condition. Subject is not located in a Flood Zone or any other Disaster area.
R. E. Taxes	\$2,137	
Assessed Value	\$176,123	
Zoning Classification	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	Suburban	Neighborhood Comments Homes that are in immediate area of subject also appears to be in well maintained. Subject street is a mixture of single and two story homes. These homes are close to schools, park and some shopping.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$430,000 High: \$550,000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4445 N Olive Avenue	4403 Capurso Dr	1443 Estella Way	2162 Autumn Moon Way
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95382	95382	95382	95382
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	1.41 ¹	1.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$429,950	\$469,900	\$499,000
List Price \$	--	\$429,950	\$469,900	\$499,000
Original List Date		01/05/2023	02/16/2023	02/17/2023
DOM · Cumulative DOM	-- · --	10 · 61	4 · 19	4 · 18
Age (# of years)	24	29	20	21
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 Contemporary	1 Story Contemporary	1 Story Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,333	1,154	1,512	1,762
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3
Total Room #	5	5	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.15 acres	.10 acres	.14 acres
Other	None	None	None	None

* 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** Gorgeous home on a corner lot. Spacious family room, and kitchen. Space in kitchen for dining. Master suite with double sinks and large shower stall. Front and back yards are beautifully landscaped and well maintained. Went pending 1/15/2023
- Listing 2** Welcome to your dream home! This stunning 3 bedroom, 2 bath single-story home is situated in a peaceful neighborhood in north Turlock, offering an amazing combination of comfort, style, and convenience. As you step inside, you'll be greeted by the stunning hardwood floors, elegant crown molding, and stylish plantation shutters that add a touch of sophistication to the home. The newly installed HVAC unit ensures that the home is always comfortable, no matter the season. The inviting fireplace is perfect for cozy nights. The home boasts a large and well-equipped kitchen, perfect for whipping up delicious meals. With plenty of counter space and ample storage, this kitchen is a chef's dream come true. The split bedroom floor plan offers the ultimate in privacy and separation, with the master suite located away from the other two bedrooms. The master suite boasts a large soaking tub, perfect for relaxing after a long day. The home offers easy freeway access, making it convenient for your daily commute. This home is also conveniently located close to stores and restaurants, providing you with everything you need just a short distance away. This home is move-in ready and waiting for you to make it your own. Went pending 2/22/2023
- Listing 3** Wonderful opportunity on this move in ready home in Turlock! Excellent location on cul-de-sac lot! Excellent curb appeal! Spacious and open floor plan with over 1700sqft, 4 bedrooms and 3 full bathrooms. There is one bedroom / one bathroom downstairs. Open floor plan with many windows to allow natural light in. Formal front living / dining room combo area, and separate family room at back of house. Large and spacious kitchen with nice windows, tons of cabinets, gas range and tile counters. Laundry closet downstairs. Attached 3 car garage. Close to schools, shopping, CSU Stanislaus and easy freeway access! Nicely taken care of front and backyards. Plenty of room for pool in backyard, side yard area as well would allow plenty of room for the pool and backyard space. Washer / Dryer and Fridge, as well as 3 beds included with the sale. Come take a look at this home today to see if it is right for you! Went pending 2/21/2023

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4445 N Olive Avenue	4183 Heartland Way	3963 Heartland Way	1028 Putnam Ct
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95382	95382	95382	95382
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.32 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$447,000	\$479,500
List Price \$	--	\$450,000	\$447,000	\$479,500
Sale Price \$	--	\$430,000	\$447,000	\$470,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	02/28/2023	01/06/2023	12/09/2022
DOM · Cumulative DOM	-- · --	8 · 33	7 · 41	7 · 17
Age (# of years)	24	29	25	30
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,333	1,263	1,502	1,603
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	5	5	5	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	.13 acres	.11 acres	.11 acres	.17 acres
Other	None	None	None	None
Net Adjustment	--	\$0	-\$6,760	-\$5,800
Adjusted Price	--	\$430,000	\$440,240	\$464,200

* 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** Come have a closer look at 4183 Heartland Way in North Turlock, near Dennis Earl Elementary, parks, shopping, and Cal State Stanislaus. This cozy single story home offers fully landscaped front and back yards, indoor laundry closet, updated stove and dishwasher two years new. This home was built by current seller, one owner, and well maintained.
- Sold 2** Fabulous single story in desirable North East Turlock with walking distance to exemplary Dennis Earl Elementary School. Located off of highly sought after Springer Drive is this quiet neighborhood with little to no traffic. Home features 3 bedrooms, 2 Baths, Nice floorplan with Kitchen Family room concept. Master bath has shower stall, Tub and walk in closet. This beautiful home is just the perfect fit! A must see!
- Sold 3** Check out this clean updated. Move in Ready. Room for RV, single story, East side cul-de-sac location. Backyard plumbed for Built-in BBQ. Cute seating area with decorative lighting. 1 side great for kids play area or dog run. Won't last long. Nice established location.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Per Property profile shows subject last sold 1/05/1999					
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	\$440,000	\$440,000
Sales Price	\$435,000	\$435,000
30 Day Price	\$425,000	--
Comments Regarding Pricing Strategy		
<p>Turlock has a population of around 74,820 as per last posted census. The housing shortage has now reached about 7 years. Home prices continue to raise. This is going to make it harder for some buyers to qualify for loan. Always difficult when trying to bracket smaller square footage homes. Especially when trying to find active/pending sales. With that being said, I sometimes have to expand search area and subject criteria to find enough comps for order. Some homes stay on the market longer, especially in smaller communities. Interest rates raising. When dealing with large square footage homes, it is sometimes hard to find comps. It is harder for some potential buyers to qualify for loan. Our economy is getting stronger, now that Covid-19 is better controlled, with most people being vaccinated. Unemployment going down here in Stanislaus County. New homes are starting to be built in some areas of Stanislaus County. With the rising interest rates and now everything is going up, such as gas, groceries and along with everything else you can think of. With all this going on, homes sales are slowing down due to many potential buyers not able to purchase homes. This leading to homes staying on the market longer and some home prices dropping. When doing these reports, I am always trying to find comps that are within a one mile radius of subject. Comps that are within 20 percent of subject square footage and lot size. Also that are similar to subjects bedrooms and baths and other criteria of subject. Comps that are also within 10 years of subject age. All sold comps are considered in determining a suggested market price.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 4403 Capurso Dr
Turlock, CA 95382



Front

L2 1443 Estella Way
Turlock, CA 95382



Front

L3 2162 Autumn Moon Way
Turlock, CA 95382



Front

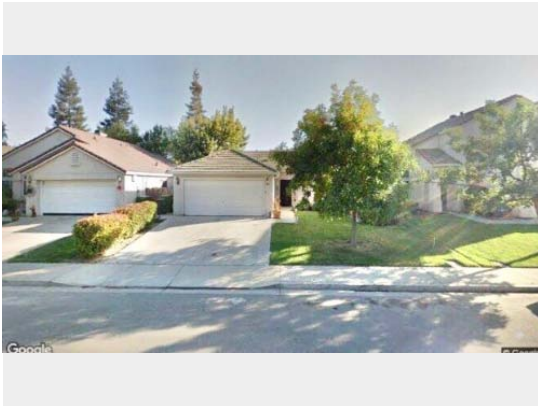
Sales Photos

S1 4183 Heartland Way
Turlock, CA 95382



Front

S2 3963 Heartland Way
Turlock, CA 95382



Front

S3 1028 Putnam Ct
Turlock, CA 95382



Front

ClearMaps Addendum

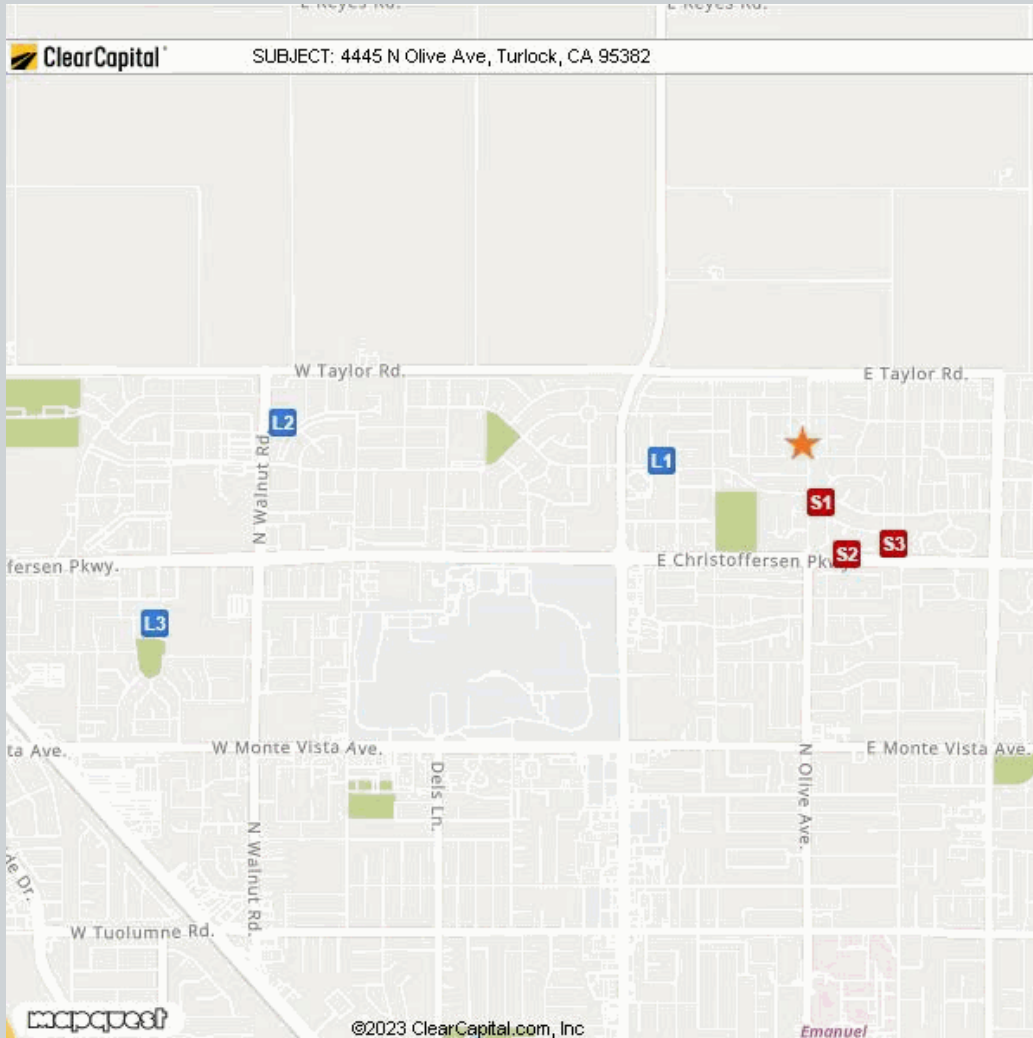
Address ★ 4445 N Olive Avenue, Turlock, CA 95382

Loan Number 52788

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$435,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4445 N Olive Avenue, Turlock, CA 95382	--	Parcel Match
L1 Listing 1	4403 Capurso Dr, Turlock, CA 95382	0.38 Miles ¹	Parcel Match
L2 Listing 2	1443 Estella Way, Turlock, CA 95382	1.41 Miles ¹	Parcel Match
L3 Listing 3	2162 Autumn Moon Way, Turlock, CA 95382	1.83 Miles ¹	Parcel Match
S1 Sold 1	4183 Heartland Way, Turlock, CA 95382	0.17 Miles ¹	Parcel Match
S2 Sold 2	3963 Heartland Way, Turlock, CA 95382	0.32 Miles ¹	Parcel Match
S3 Sold 3	1028 Putnam Ct, Turlock, CA 95382	0.37 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.

*** 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

Broker Name	Larry Eppers	Company/Brokerage	Century 21 Select Real Estate
License No	00954702	Address	2645 Oppelt Way Turlock CA 95380
License Expiration	03/15/2023	License State	CA
Phone	2094803951	Email	leppersw@gmail.com
Broker Distance to Subject	2.96 miles	Date Signed	03/07/2023

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.