

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	118 S Ash Street, Pixley, CA 93256	Order ID	8649758	Property ID	33986044
Inspection Date	03/12/2023	Date of Report	03/13/2023		
Loan Number	52855	APN	298041003000		
Borrower Name	Catamount Properties 2018 LLC	County	Tulare		

Tracking IDs

Order Tracking ID	03.09.23 BPO Request	Tracking ID 1	03.09.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	EARNEST MATHENIA	Condition Comments Subject is in overall average condition with no repairs noted at the time of inspection. The subject is in a rural neighborhood on a low traffic street. Subject is near highway access. Subject appears to be vacant.
R. E. Taxes	\$992	
Assessed Value	\$96,136	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	No	
(The subject does not appear to be secured.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject is in a rural neighborhood. The subject is on the end of low traffic street and surrounded by orchards. REO and short sales may be present although not driving the market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$100000 High: \$420000	
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	118 S Ash Street	289 S Market	771 W Compton	575 N Newman
City, State	Pixley, CA	Pixley, CA	Pixley, CA	Tipton, CA
Zip Code	93256	93256	93256	93272
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.41 ¹	6.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$120,000	\$140,000	\$221,000
List Price \$	--	\$120,000	\$140,000	\$221,000
Original List Date		03/11/2023	03/10/2023	03/06/2023
DOM · Cumulative DOM	-- · --	2 · 2	3 · 3	7 · 7
Age (# of years)	15	98	70	63
Condition	Average	Fair	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 Historical	1 Story historical	1 Story historical	1 Story historical
# Units	1	1	1	1
Living Sq. Feet	1,288	942	896	1,040
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 1	3 · 2
Total Room #	5	4	4	5
Garage (Style/Stalls)	None	None	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	.20 acres	.37 acres	.17 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.

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

Listing 1 Comp is in the same small rural community and would attract the same buyers. Comp is inferior in condition. Comp is habitable although in fair condition. This is a fair market sale.

Listing 2 Comp is from the same rural neighborhood although inferior in condition. The comp would attract the same buyers. This is a fair market sale.

Listing 3 Comp is from a nearby competing neighborhood. The comp is similar in condition. The comp would attract the same buyers. Comp is a fair market sale.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	118 S Ash Street	375 N Pine St	1040 S Cedar St	818 S Maple St
City, State	Pixley, CA	Pixley, CA	Pixley, CA	Pixley, CA
Zip Code	93256	93256	93256	93256
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.47 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$280,000	\$259,900
List Price \$	--	\$325,000	\$280,000	\$259,900
Sale Price \$	--	\$279,000	\$257,000	\$230,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/23/2022	02/03/2023	12/29/2022
DOM · Cumulative DOM	-- · --	77 · 77	29 · 29	0 · 0
Age (# of years)	15	64	53	73
Condition	Average	Good	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 Historical	1 Story historical	1 Story historical	1 Story historical
# Units	1	1	1	1
Living Sq. Feet	1,288	1,391	1,314	1,224
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.34 acres	0.25 acres	0.20 acres
Other	none	none	none	none
Net Adjustment	--	-\$6,805	+\$6,190	+\$10,840
Adjusted Price	--	\$272,195	\$263,190	\$240,840

* Sold 2 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** Comp is from the same rural community and in direct competition with the subject. The comp is similar in gla although inferior in age. Comp is superior in condition. Adjustments are made to bring the comp in line with the subject. -5000 car storage, -3605 gla, -5000 condition, +6800 age.
- Sold 2** Comp is from the same rural community and would attract the same buyers. The comp is similar in condition and is most like the subject in overall appeal. Adjustments are made to bring the comp in line with the subject. +2500 baths, -910 gla, +4600 age.
- Sold 3** Comp is from the same rural community and would attract the same buyers. The comp is inferior in age and gla although similar in condition. Adjustments are made to bring the comp in line with the subject. -2500 car storage, +2500 baths, +2240 gla, +8600 age. This is fair market sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history found in local mls or public records.			
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	\$255,000	\$255,000
Sales Price	\$255,000	\$255,000
30 Day Price	\$245,000	--
Comments Regarding Pricing Strategy		
Value is heavily weighted on sold comps as these are an accurate picture of the current market trends. The comps used are all within similar neighborhoods and would attract the same buyers. The lack of comps in the same neighborhood makes it necessary to expand the search and relax criteria. Adjustments are made to bring the comps in line with the subject. Adjustments are 35.00 per foot of gla, 2500 per bath and car storage, and age is 200 for every year of age difference over 15 years. All comps are fair market sales.		

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



Street

Listing Photos

L1 289 S Market
Pixley, CA 93256



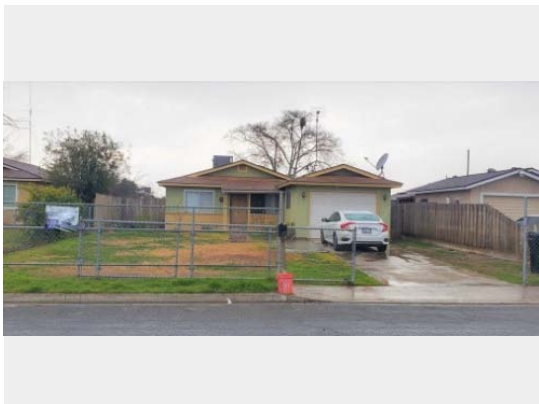
Front

L2 771 W Compton
Pixley, CA 93256



Front

L3 575 N Newman
Tipton, CA 93272



Front

Sales Photos

S1 375 N Pine St
Pixley, CA 93256



Front

S2 1040 S Cedar St
Pixley, CA 93256



Front

S3 818 S Maple St
Pixley, CA 93256



Front

ClearMaps Addendum

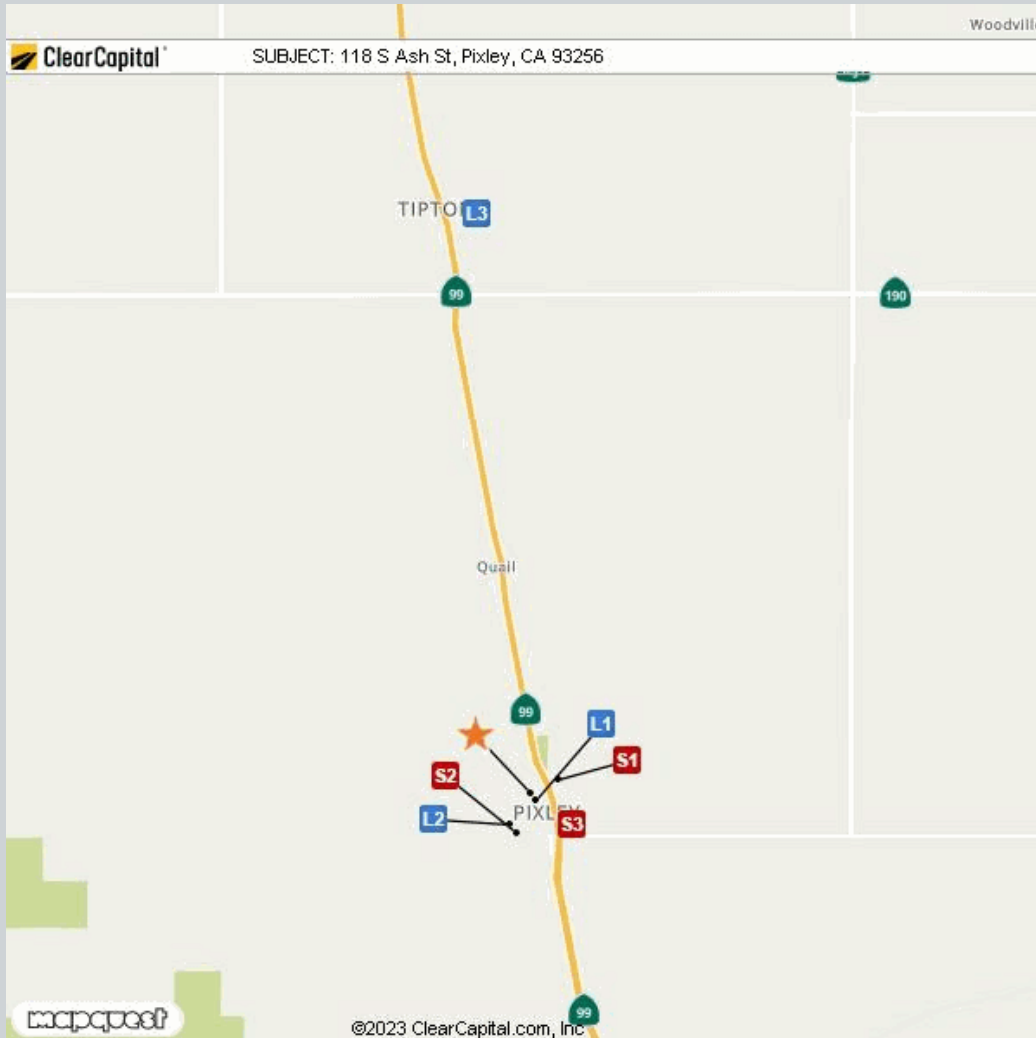
Address ★ 118 S Ash Street, Pixley, CA 93256

Loan Number 52855

Suggested List \$255,000

Suggested Repaired \$255,000

Sale \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	118 S Ash Street, Pixley, CA 93256	--	Parcel Match
L1	289 S Market, Pixley, CA 93256	0.10 Miles ¹	Parcel Match
L2	771 W Compton, Pixley, CA 93256	0.41 Miles ¹	Parcel Match
L3	575 N Newman, Tipton, CA 93272	6.46 Miles ¹	Parcel Match
S1	375 N Pine St, Pixley, CA 93256	0.33 Miles ¹	Parcel Match
S2	1040 S Cedar St, Pixley, CA 93256	0.47 Miles ¹	Parcel Match
S3	818 S Maple St, Pixley, CA 93256	0.57 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	Irma Carter	Company/Brokerage	Town Land and Coast Realty
License No	01410651	Address	701 Auburn St. Tulare CA 93274
License Expiration	02/03/2024	License State	CA
Phone	5599726797	Email	icarterhomes@yahoo.com
Broker Distance to Subject	17.24 miles	Date Signed	03/13/2023

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.