

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>	787 Pioneer Avenue, Porterville, CA 93257	<b>Order ID</b>	8917160	<b>Property ID</b>	34568356
<b>Inspection Date</b>	09/08/2023	<b>Date of Report</b>	09/12/2023		
<b>Loan Number</b>	52933	<b>APN</b>	247-021-002		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Tulare		

**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>	\$861	Overall average condition including roof, landscaping, exterior, and paint. No adverse conditions, external influences, or deficiencies were noted or observed affecting habitability, value, or marketability. No updates were observed. No repairs are recommended.	
<b>Assessed Value</b>	\$80,537		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(ENTRY DOOR APPEARS SECURE.)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Conforming neighborhood. The neighborhood consists of homes similar in style and type that vary in year built, size, and condition. The neighborhood offers easy access shopping, schools, services, recreation, and employment which are within one mile. The neighborhood displays average curb appeal. The homes in the area are of average to good quality of varying ages, sizes, and styles typical showing average to good levels of care and maintenance.	
<b>Sales Prices in this Neighborhood</b>	Low: \$225,000 High: \$400,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	787 Pioneer Avenue	1883 W School Ave	638 Village Green St	657 Village Green St
<b>City, State</b>	Porterville, CA	Porterville, CA	Porterville, CA	Porterville, CA
<b>Zip Code</b>	93257	93257	93257	93257
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.79 <sup>1</sup>	0.91 <sup>1</sup>	0.93 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$297,000	\$310,000	\$349,900
<b>List Price \$</b>	--	\$297,000	\$299,000	\$339,900
<b>Original List Date</b>		09/10/2023	08/12/2023	05/16/2023
<b>DOM · Cumulative DOM</b>	-- · --	2 · 2	31 · 31	101 · 119
<b>Age (# of years)</b>	61	57	51	51
<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 RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,383	1,227	1,544	1,544
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	4 · 3
<b>Total Room #</b>	5	5	5	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	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	Pool - Yes
<b>Lot Size</b>	0.32 acres	0.20 acres	0.15 acres	0.14 acres
<b>Other</b>	FENCE PORCH PATIO	FENCE PORCH PATIO FP	FENCE PORCH PATIO FP	FENCE PORCH PATIO FP

\* 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** Superior Updates -\$10,000; Inferior Lot Size, Sq Ft, Bedroom Count. This 2-bedroom, 2-bath house has been beautifully renovated, featuring fresh interior and exterior paint for a modern, inviting look. It offers a brand new stove and water heater, adding convenience and style to the living space
- Listing 2** Superior Updates -\$10,000, Pool, Sq Ft. This home is turn key ready ...It is in a planned unit development with the monthly dues being only \$60, this includes access to the community pool, nice walking areas and play ground. This home has been well loved and is looking for a new owner. The home has recently been remodeled including a brand new tile roof. The kitchen includes quartz counter tops, beautiful backsplash. newer flooring, new lighting, several sliders that lead to the backyard where you would be able to enjoy the covered patio area, along with peach, plum and orange tree. This home has total of 3 bedroom, 1 3/4 baths, with two of the bedrooms having bathrooms a
- Listing 3** Superior Updates -\$10,000, Pool, Bedroom Count, Bathroom Count, Sq Ft. Looking for a beautifully remodeled home in one of the best neighborhoods in Porterville? Look no further. This fully remodeled 4 bedroom 3 bathroom 'is located in the community of Village Green with its own community pool across from the home. Not to mention, this is the only 4 bedroom 3 bathroom in the community! perfect for a family. The home has been fully remodeled from top to bottom starting with new tile roof, electrical throughout the home, plumbing, insulation, drywall, texture, paint, flooring, new water heater, and new kitchen including appliances. The home is located off Henderson and Indiana. Walking distance to grocery shopping, movie theaters, gyms, banks and more. If you are ready to pack and move give us a call for a private showing.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	787 Pioneer Avenue	587 Fairhaven Ave	587 Dexter Ave	610 Fairhaven Ave
<b>City, State</b>	Porterville, CA	Porterville, CA	Porterville, CA	Porterville, CA
<b>Zip Code</b>	93257	93257	93257	93257
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.91 <sup>1</sup>	0.81 <sup>1</sup>	0.88 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$244,900	\$269,000	\$345,000
<b>List Price \$</b>	--	\$255,000	\$269,000	\$315,000
<b>Sale Price \$</b>	--	\$247,000	\$279,000	\$295,000
<b>Type of Financing</b>	--	Conventional	Conventional	Seller
<b>Date of Sale</b>	--	05/31/2023	07/21/2023	05/02/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 31	4 · 47	177 · 218
<b>Age (# of years)</b>	61	66	64	64
<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 RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,383	1,151	1,168	1,255
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	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>	--	--	--	--
<b>Lot Size</b>	0.32 acres	0.17 acres	0.14 acres	0.17 acres
<b>Other</b>	FENCE PORCH PATIO	FENCE PORCH PATIO	FENCE PORCH PATIO FP	FENCE PORCH PATIO FP
<b>Net Adjustment</b>	--	+\$17,008	+\$5,835	-\$168
<b>Adjusted Price</b>	--	\$264,008	\$284,835	\$294,832

\* 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** Inferior Lot Size \$1,000, Sq Ft \$16,008. THIS IS IT! Located in an established neighborhood, this 3 bedroom 2 bathroom home, sits on a corner lot, is ready for your personal touch. The kitchen is open directly into the dining room which can encourage bonding and communication. The generously sized back yard has a covered patio with room to entertain. The front yard features a covered carport and a gorgeous yard that you can make your own. Come Check out this home today!
- Sold 2** Superior Solar -\$5,000, Updates -\$5,000; Inferior Lot Size \$1,000, Sq Ft \$14,835. Welcome to 587 Dexter ave located in the Northwest Porterville area. This home features three bedrooms, two bath and sits on a corner lot. Solar is PAID and only a few years old. The HVAC and vent system was replaced a few years ago too. New and updated electrical box. sprinkler system in front and back was all installed a few years ago as well. Call today to schedule your walkthrough.
- Sold 3** Inferior Lot Size \$1,000, Sq Ft \$8,832; Superior Updates -\$10,000. Don't miss out on this move in ready property featuring 3 bedrooms, 2 bath, 1,255 sq ft. Home is located in an established Northwest side neighborhood, corner size lot with a backyard access perfect for RV, boat or a future possible ADU. Come take a look, don't wait, this one won't last long call today to schedule an appt.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no sale or listing history of the subject for the past 12 months in MLS and public records. The search was conducted with local MLS services: Tulare County Association of Realtors. 2424 E Valley Oak Dr, Visalia CA 93292. 559-627-1776. Online services researched include Zillow, Realtor.com, etc.			
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$295,000	\$295,000
<b>Sales Price</b>	\$290,000	\$290,000
<b>30 Day Price</b>	\$280,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>There are no sold comps available with equal or greater GLA than subject. While market values have increased in the past 12 months, the current market is stable with supply decreasing and demand increasing. Values are impacted by the presence of investor flip properties in updated condition. Typical seller concessions include a seller contribution of approximately 3 percent of the sale price toward the buyer's closing costs. REO and short sale transactions are nominal. The sold/list comp search provided an insufficient number of comps within the required search parameters. Therefore, the search was expanded for Proximity to 5 miles; Year Built to 20 years; Sq Ft to 20 percent; Lot Size; Days on Market; Sale Date to past 24 months; Pending Listings; Flip Properties in updated condition. The distance to comparable sales and listings was necessary due to the limited number of similar comps within the immediate area. Comparables were selected not necessarily for proximity but for the overall comparability to the subject. Comp Sale #3 shows the best support for my value conclusion. Overall it has the most comparable characteristics. Listing #2 represents an active similar condition comp. The Subject would compete well with this listing. Using Sale #3 and List #2 as my best comps, I concluded the Subject value as indicated.</p>		

## 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.

## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Street



Other



Other

## Listing Photos

**L1** 1883 W SCHOOL AVE  
Porterville, CA 93257



Front

**L2** 638 VILLAGE GREEN ST  
Porterville, CA 93257



Front

**L3** 657 VILLAGE GREEN ST  
Porterville, CA 93257



Front

## Sales Photos

**S1** 587 FAIRHAVEN AVE  
Porterville, CA 93257



Front

**S2** 587 DEXTER AVE  
Porterville, CA 93257



Front

**S3** 610 FAIRHAVEN AVE  
Porterville, CA 93257



Front

## ClearMaps Addendum

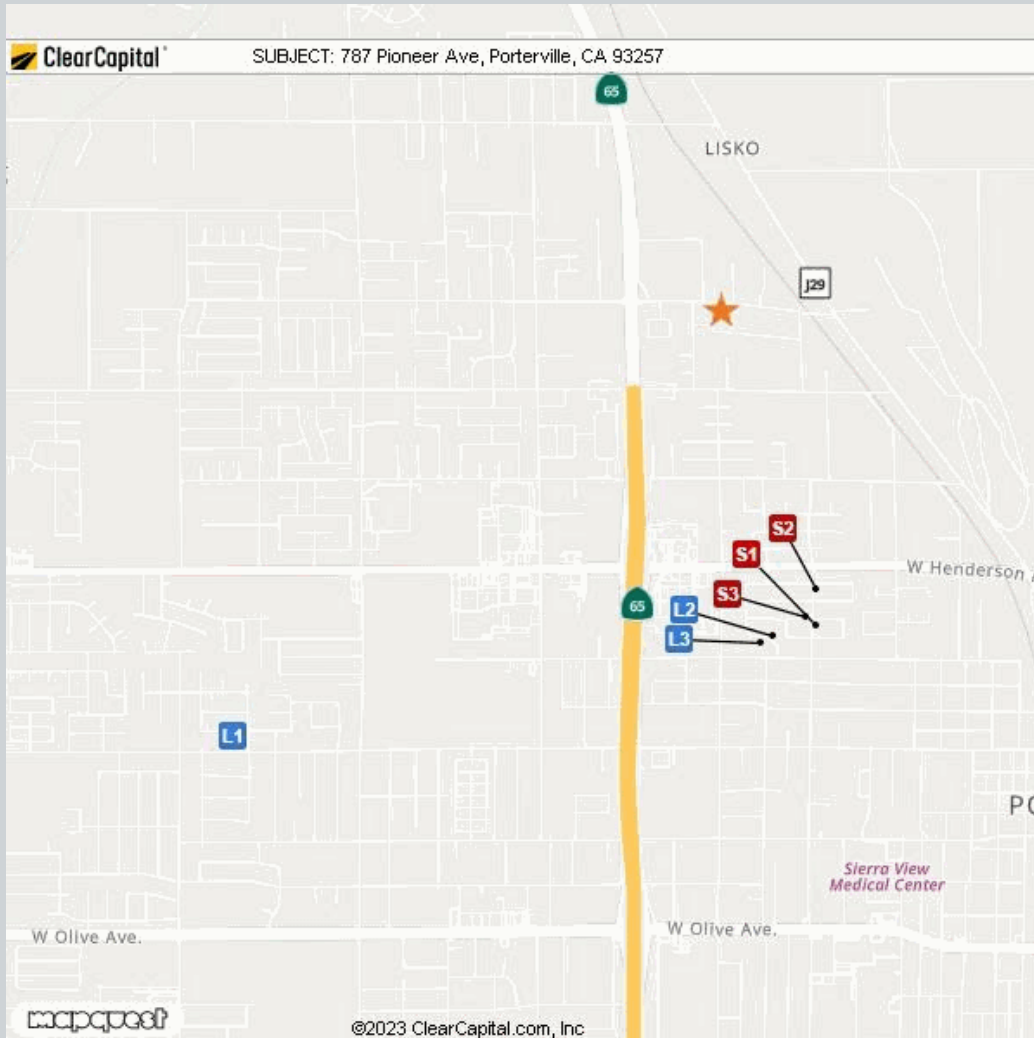
**Address** ★ 787 Pioneer Avenue, Porterville, CA 93257

**Loan Number** 52933

**Suggested List** \$295,000

**Suggested Repaired** \$295,000

**Sale** \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	787 Pioneer Avenue, Porterville, CA 93257	--	Parcel Match
L1 Listing 1	1883 W School Ave, Porterville, CA 93257	1.79 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	638 Village Green St, Porterville, CA 93257	0.91 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	657 Village Green St, Porterville, CA 93257	0.93 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	587 Fairhaven Ave, Porterville, CA 93257	0.91 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	587 Dexter Ave, Porterville, CA 93257	0.81 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	610 Fairhaven Ave, Porterville, CA 93257	0.88 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>	Esteban Vasquez	<b>Company/Brokerage</b>	Realty One Group
<b>License No</b>	01269058	<b>Address</b>	873 Greenfield Dr Porterville CA 93257
<b>License Expiration</b>	09/26/2027	<b>License State</b>	CA
<b>Phone</b>	5593331664	<b>Email</b>	steve.vasquez21@gmail.com
<b>Broker Distance to Subject</b>	1.22 miles	<b>Date Signed</b>	09/12/2023

*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.**