

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	2511 Old Del Monte Street, Stockton, CALIFORNIA 95206	Order ID	8676358	Property ID	34058573
Inspection Date	03/29/2023	Date of Report	03/30/2023		
Loan Number	52965	APN	163-610-09		
Borrower Name	Catamount Properties 2018 LLC	County	San Joaquin		

Tracking IDs					
Order Tracking ID	03.29.23_BPO	Tracking ID 1	03.29.23_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Glh Investment Trust 2021	Condition Comments The subject property is in a planned development. No repairs noted from the road view. Coming soon realtor sign on property. Property conforms to area. Flood zone code is X500L The repairs for the Interior are because of the photos on the MLS listing.
R. E. Taxes	\$1,995	
Assessed Value	\$156,179	
Zoning Classification	Single Family Resid	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Locked doors and windows)	
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 Neighborhood is one miles radius of the subject property.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$335,000 High: \$579,000	
Market for this type of property	Decreased 57 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2511 Old Del Monte Street	2850 Houston Ave	2071 Erica Pl	350 W 4th. Street
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95206	95206	95206	95206
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.61 ¹	1.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$319,000	\$299,000
List Price \$	--	\$335,000	\$319,000	\$299,000
Original List Date		03/29/2023	03/08/2023	02/04/2023
DOM · Cumulative DOM	-- · --	0 · 1	7 · 22	54 · 54
Age (# of years)	30	30	34	63
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 L-Shape	1 Story L-Shape	1 Story L-Shape	1 Story L-Shape
# Units	1	1	1	1
Living Sq. Feet	892	944	1,133	1,105
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 1
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1217 acres	0.1148 acres	0.1356 acres	0.1151 acres
Other	--	--	--	--

* Listing 2 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 Move in ready, 3 bedroom home featuring new interior and exterior paint and new flooring. Home also features kitchen w/ granite countertops and nice sized backyard.

Listing 2 This home is like a diamond in the rough that needs a little TLC to bring the gem out of it. Located in a quiet good neighborhood. Ideal for first time homebuyers and investors.

Listing 3 Fixer ready for your imagination. Bathroom recently remodeled. Upgraded pitched roof done Enclosed area off garage. Free-standing storage building in good-sized backyard.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2511 Old Del Monte Street	2029 Driver Ct	1812 Ridgemark Ln	1674 Meridian Dr,
City, State	Stockton, CALIFORNIA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95206	95206	95206	95206
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.15 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,000	\$320,000	\$339,900
List Price \$	--	\$289,000	\$320,000	\$339,900
Sale Price \$	--	\$289,000	\$320,000	\$300,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	03/17/2023	12/29/2022	01/26/2023
DOM · Cumulative DOM	-- · --	63 · 287	91 · 119	33 · 70
Age (# of years)	30	27	30	27
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 L-Shape	1 Story L-Shape	1 Story L-Shape	1 Story L-Shape
# Units	1	1	1	1
Living Sq. Feet	892	849	892	1,085
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 2	3 · 2
Total Room #	6	5	6	7
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	0.1217 acres	0.1148 acres	0.1148 acres	0.1162 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,850	-\$5,000	-\$9,650
Adjusted Price	--	\$286,150	\$315,000	\$290,350

* Sold 3 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** single story, 2 bedroom, 1 bathroom home that sits in a nice court within an established area. Perfect for first-time buyers or investors. Solar panels are a plus to reduce utility costs and are owned. Brand New Heating & Air Conditioning unit and Vents! New garage door installed! Recently painted interior, fresh and clean! This home boasts a beautiful bookcase to showcase the family/dining area. Enclosed back patio off the family room gives extra space for family along with good size backyard. All the hard work has been done for you! Just in time for the Holidays! New home for your family!
- Sold 2** Lovely single story home in Van Buskirk neighborhood featuring 2 bedrooms and 2 baths. Additional features include vaulted ceilings, lots of natural light, Kitchen which flows to a dining area, living room highlighting a fireplace and a very large backyard. Energy efficient with solar. This home is ready for your landscaping ideas, entertaining, and with lots of room to plant your garden. This property is a commuter's dream with easy access to freeways. Close to restaurants, shopping and schools.
- Sold 3** This clean 3 bedroom 2 bath home is conveniently located near I-5, Schools, and Van Buskirk Community Center. Nice sized 2 car garage. Low maintenance back yard with a concrete patio and room for a garden or lawn area

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Genesis Real Estate Group	The subject is currently listed and is pending.					
Listing Agent Name	Darrell R Isaacs						
Listing Agent Phone	209-649-8593						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/12/2023	\$230,888	--	--	Sold	03/28/2023	\$246,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$290,000	\$290,000
Sales Price	\$290,000	\$290,000
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
The subject property should sell if price in this range. It was necessary to go out two miles to find comps. Adjustment was \$5000 for condition and \$50 sq ft.		

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



Street



Street



Other



Other

Listing Photos

L1 2850 Houston Ave
Stockton, CA 95206



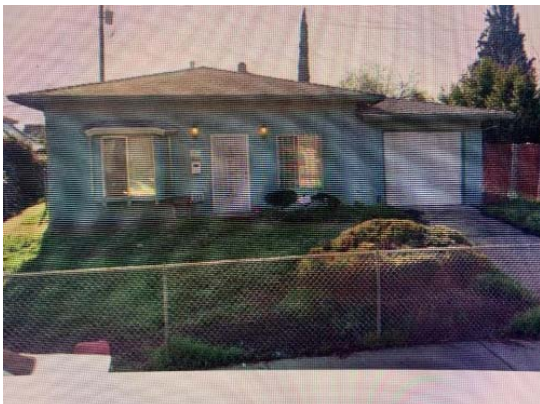
Front

L2 2071 Erica Pl
Stockton, CA 95206



Front

L3 350 W 4th. Street
Stockton, CA 95206



Front

Sales Photos

S1 2029 Driver Ct
Stockton, CA 95206



Front

S2 1812 Ridgemark Ln
Stockton, CA 95206



Front

S3 1674 Meridian Dr,
Stockton, CA 95206



Front

ClearMaps Addendum

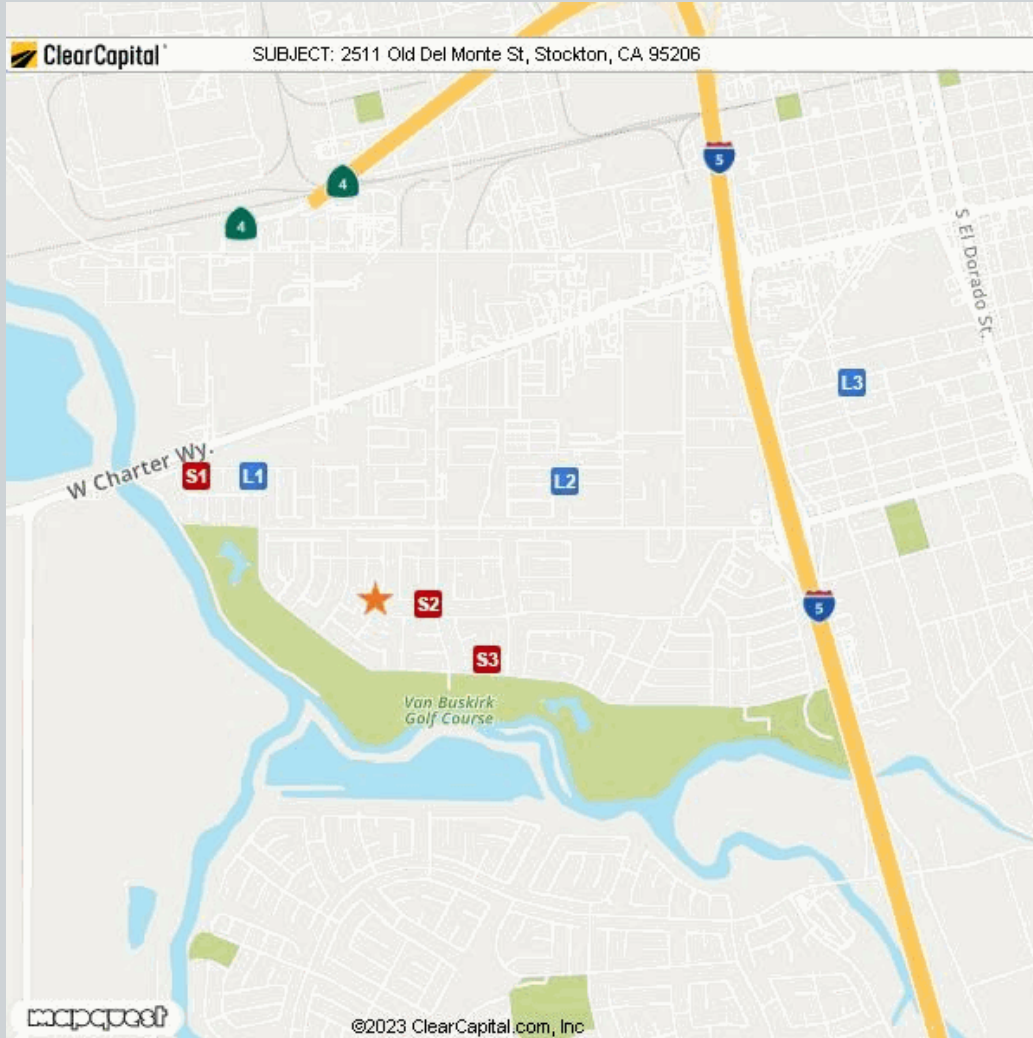
Address ★ 2511 Old Del Monte Street, Stockton, CALIFORNIA 95206

Loan Number 52965

Suggested List \$290,000

Suggested Repaired \$290,000

Sale \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2511 Old Del Monte Street, Stockton, California 95206	--	Parcel Match
L1 Listing 1	2850 Houston Ave, Stockton, CA 95206	0.47 Miles ¹	Parcel Match
L2 Listing 2	2071 Erica Pl, Stockton, CA 95206	0.61 Miles ¹	Parcel Match
L3 Listing 3	350 W 4th. Street, Stockton, CA 95206	1.42 Miles ¹	Parcel Match
S1 Sold 1	2029 Driver Ct, Stockton, CA 95206	0.59 Miles ¹	Parcel Match
S2 Sold 2	1812 Ridgemark Ln, Stockton, CA 95206	0.15 Miles ¹	Parcel Match
S3 Sold 3	1674 Meridian Dr., Stockton, CA 95206	0.35 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Ruth Tivald	Company/Brokerage	Allison James Estates and Homes
License No	01404021	Address	400 N Dietrich Rd Linden CA 95236
License Expiration	12/01/2023	License State	CA
Phone	2094700580	Email	jrtivald@gmail.com
Broker Distance to Subject	14.52 miles	Date Signed	03/30/2023

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.