

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	912 E Andrews Avenue, Fresno, CALIFORNIA 93704	Order ID	8672637	Property ID	34051586
Inspection Date	03/27/2023	Date of Report	03/27/2023		
Loan Number	53015	APN	435-323-02		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	03.27.23_BPO	Tracking ID 1	03.27.23_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Edmunds Joyce A	Condition Comments Two story, fireplace, per tax records two car garage (garage are not visible). Compositon roof, wood/brick exterior, single pane windows, personal items in front and yard shows signs of deferred maintenance.
R. E. Taxes	\$822	
Assessed Value	\$68,804	
Zoning Classification	RS5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is near businesses, Highway 41, parks, shopping areas; this does affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. There is SFR homes surrounding subject and within 1/4-mile radius there is no active(s), 2 pending, and 1 sold comps and in the last year there are 9 home(s) that sold. There is no short sale and no foreclosures in area. There are no search parameters used in search.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$275,600 High: \$375,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	912 E Andrews Avenue	2903 Van Ness Blvd N	1035 E Harvard Ave	2808 Warren Ave N
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93704	93704	93704	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.41 ¹	1.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$335,000	\$345,000
List Price \$	--	\$425,000	\$335,000	\$345,000
Original List Date		01/25/2023	10/25/2022	02/13/2023
DOM · Cumulative DOM	-- · --	37 · 61	153 · 153	16 · 42
Age (# of years)	84	101	88	68
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	2 Stories contemp	2 Stories contemp	2 Stories contemp	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,016	1,907	1,711	1,698
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 3 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	0.17 acres	.14 acres	0.17 acres
Other	na	solar	na	solar

* 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.

Current Listings - Cont.

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

- Listing 1** Cannot miss it This one-of-a-kind Van Ness Blvd home is equipped with OWNED SOLAR & BATTERY BACKUP. When entering the home you are greeted by a gorgeous stained-glass window looking out at the well-manicured front lawn and show-stopping fireplace with stunning red tiles imported from Italy. Enjoy intimate gatherings in this traditional dining room with original built-in cabinets and a hutch with access to an enclosed side patio allowing ample natural light. The oversized kitchen is perfect for cooking family meals The master bedroom includes outdoor access to the backyard and individual his/her closet spaces. Walking out to the backyard you are welcomed with an oversized patio space perfect for hosting gatherings. This unique home has a detached three-car garage Some great bonuses about this gorgeous home are the plantation shutters right off Christmas Tree Lane and short walking distance to Gazebo Gardens where you can enjoy food music and drinks Dont miss out on this desirable location for a great price. Schedule your appointment today
- Listing 2** Two units both units are 2 bedroom 1 Bath. Good opportunity to expand your rental portfolio. Per tax records subject is two story, SFR home, 4 bedrooms, two bathrooms, no garage, basement, Subdivision Oakwood.
- Listing 3** Home on a large corner lot with possible RV/boat parking Move-in ready open floor plan and a 4th bedroom/office option. Original Hardwood floors and two fireplaces.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	912 E Andrews Avenue	515 Andrews Ave E	3305 Van Ness Blvd N	751 Michigan Ave E
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93704	93704	93704	93704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.29 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$379,999	\$295,000	\$369,000
List Price \$	--	\$379,999	\$295,000	\$369,000
Sale Price \$	--	\$375,000	\$280,000	\$369,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	09/08/2022	10/31/2022	12/19/2022
DOM · Cumulative DOM	-- · --	7 · 49	0 · 25	45 · 73
Age (# of years)	84	98	66	76
Condition	Average	Good	Average	Good
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	2 Stories contemp	2 Stories contemp	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,016	1,882	1,821	1,710
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Detached 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	.15 acres	0.22 acres	0.15 acres	0.15 acres
Other	na	na	na	na
Net Adjustment	--	-\$22,840	+\$15,600	-\$25,960
Adjusted Price	--	\$352,160	\$295,600	\$343,040

* 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** Attention all Investors or creative beings with a vision. Make an appointment to view this wonderful opportunity. Beautiful Cottage inspired home on a gorgeous large lot that has been loved and cared for by only 2 families since 1925. With a little love and elbow grease this is perfect for that large family or the savvy investor as it could potentially yield 2 rents. Main level of the home is spacious boasting of new carpet and paint living room with a cozy fireplace quaint dining room kitchen 2 bedroom and a full bath. Upstairs area has a separate side entrance living space kitchenette bedroom and bathroom. Dont miss out...Call your agent or visit open house. Bath count and lot size different than tax records buyer to verify if important. Deducted (-)\$6k seller concessions, \$30k condition, \$2800 lot Added (+)\$5600 age, \$5360 sf, \$5k garage
- Sold 2** Sold before published. Stucco exterior, composition roof, central heating and cooling, fireplace, corner lot. Deducted (-)\$7200 age, \$5k bed Added (+)\$7800 sf, \$20k (sold 2 sits on a busy street and making a positive adjustment)
- Sold 3** Look at this beautiful home located near Gazebo Gardens and Christmas Tree Lane nestled between the 41 and 99 HWY. Perfect for anyone commuting for work. This property shows as a two bedroom on tax records and three bedroom two bathroom in person. Tons of space available for all types of personalities and gatherings. A large yard for bbqs and pets along with an attached one car garage. Freshly updated with a clean look and awesome curb appeal. The floor plan is open however the kitchen is still tucked away for privacy which is a great touch when guests are over. Book a showing today, Deducted (-)\$10k seller concessions, \$30k condition, \$3200 age Added(+)\$12240 sf, \$5k garage

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject has not been on the market listed, removed or sold in the last 12 months per Fresno MLS.					
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	\$295,600	\$296,600
Sales Price	\$295,600	\$296,600
30 Day Price	\$286,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 9/28/22 or sooner, no short sales or foreclosures, SFR, 2 story used, square foot 1600-2300, 1919-1959 year built, comp proximity is important, there is no comps within ¼ mile radius, within ½ mile radius there is 2 comps, both comps are active and superior than subject, extended sold date 3/28/22 there is 1 sold comp and it has some updates, removed age from search within ½ mile radius and removed stories from search due to shortage of comps with similar proximity there is 3 active, 11 sold comps. A lot of comps in area are updated, all sold comps and active/pending comps are inferior in GLA, expanded radius up two miles for similar condition active/pending comps. There is a shortage of similar story comps. Subject property appears in average condition. This a drive by exterior only. When pricing subject property I took into consideration the condition of the comp's vs subject property, comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. Subject is located in an established area with SFR homes of different styles and appeal, the demand for the area is normal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.</p>		

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

Listing Photos

L1 2903 Van Ness Blvd N
Fresno, CA 93704



Front

L2 1035 E Harvard ave
Fresno, CA 93704



Front

L3 2808 Warren Ave N
Fresno, CA 93705



Front

Sales Photos

S1 515 Andrews Ave E
Fresno, CA 93704



Front

S2 3305 Van Ness Blvd N
Fresno, CA 93704



Front

S3 751 Michigan Ave E
Fresno, CA 93704



Front

ClearMaps Addendum

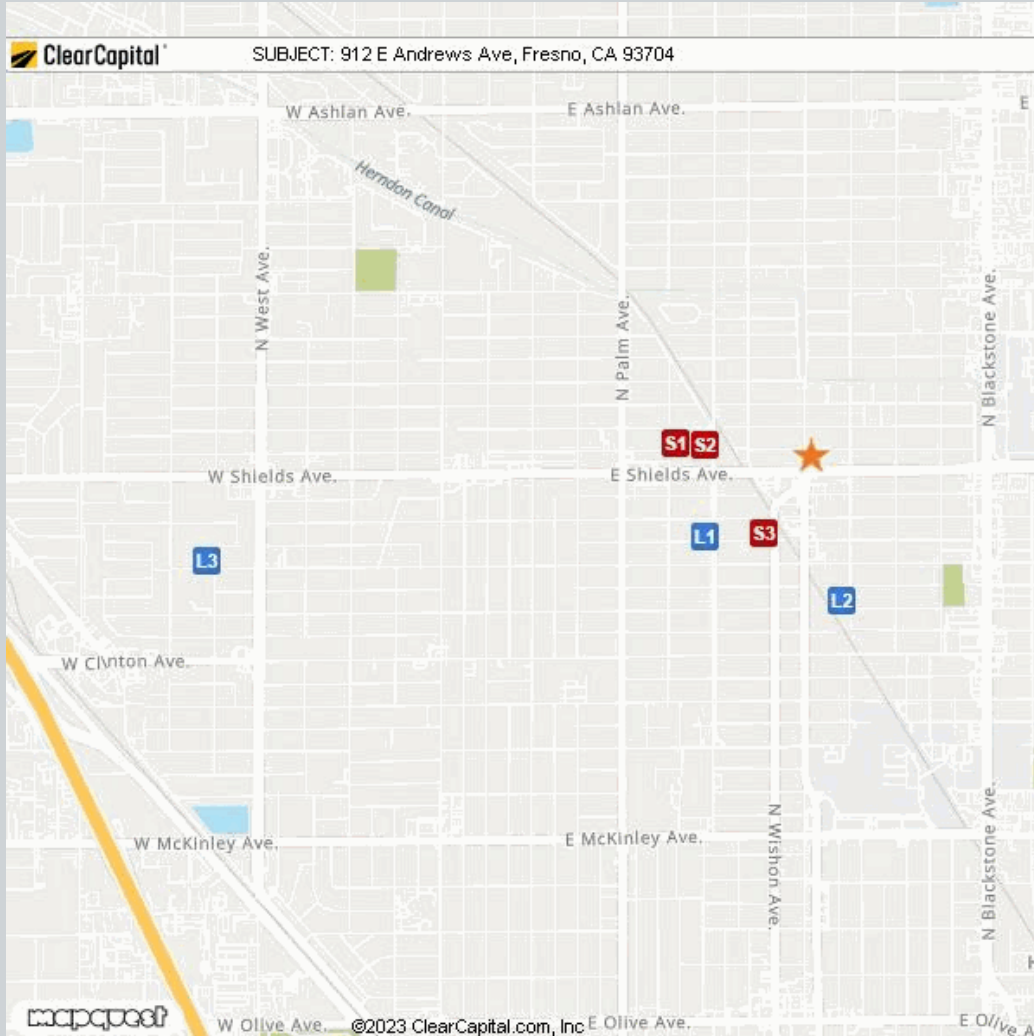
Address ★ 912 E Andrews Avenue, Fresno, CALIFORNIA 93704

Loan Number 53015

Suggested List \$295,600

Suggested Repaired \$296,600

Sale \$295,600



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	912 E Andrews Avenue, Fresno, California 93704	--	Parcel Match
L1 Listing 1	2903 Van Ness Blvd N, Fresno, CA 93704	0.37 Miles ¹	Parcel Match
L2 Listing 2	1035 E Harvard Ave, Fresno, CA 93704	0.41 Miles ¹	Parcel Match
L3 Listing 3	2808 Warren Ave N, Fresno, CA 93705	1.69 Miles ¹	Parcel Match
S1 Sold 1	515 Andrews Ave E, Fresno, CA 93704	0.37 Miles ¹	Parcel Match
S2 Sold 2	3305 Van Ness Blvd N, Fresno, CA 93704	0.29 Miles ¹	Parcel Match
S3 Sold 3	751 Michigan Ave E, Fresno, CA 93704	0.25 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	Danielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	6535 N Palm ave Fresno CA 93704
License Expiration	06/15/2025	License State	CA
Phone	5598362601	Email	daniellecarnero@gmail.com
Broker Distance to Subject	3.64 miles	Date Signed	03/27/2023

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.