

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>	14066 Hume Avenue, Armona, CALIFORNIA 93202	<b>Order ID</b>	8676358	<b>Property ID</b>	34058570
<b>Inspection Date</b>	03/29/2023	<b>Date of Report</b>	03/30/2023		
<b>Loan Number</b>	53033	<b>APN</b>	017-200-065-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Kings		

Tracking IDs					
<b>Order Tracking ID</b>	03.29.23_BPO	<b>Tracking ID 1</b>	03.29.23_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Juan C Diaz	<b>Condition Comments</b> Subject property appears to be on average conditions with one repair noted at the time of the exterior inspection, the chain link fencing appear with some damage on the corner side.
<b>R. E. Taxes</b>	\$1,519	
<b>Assessed Value</b>	\$135,905	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$500	
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>	\$500	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Subject is in a rural area where it is typical for lots, prices and amenities to vary widely. Subject conforms to neighborhood in age and style.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$240,000 High: \$290,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	14066 Hume Avenue	11408 Grant St	879 Pasteur St	14096 Walnut St
<b>City, State</b>	Armona, CALIFORNIA	Armona, CA	Hanford, CA	Armona, CA
<b>Zip Code</b>	93202	93202	93230	93202
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	2.96 <sup>1</sup>	0.58 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$259,200	\$290,000	\$250,000
<b>List Price \$</b>	--	\$267,000	\$290,000	\$250,000
<b>Original List Date</b>		02/04/2023	03/02/2023	03/17/2023
<b>DOM · Cumulative DOM</b>	-- · --	4 · 54	4 · 28	6 · 13
<b>Age (# of years)</b>	46	51	26	45
<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 SF Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,092	1,008	1,017	1,002
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	2 · 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 1 Car
<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>	0.12 acres	0.15 acres	0.11 acres	0.09 acres
<b>Other</b>	--	MLS#225527	MLS#225658	MLS#225650

\* Listing 1 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** 3 bedroom, 2 bathroom ranch style home in a quiet neighborhood of Armona. The home features tile flooring, hard surface countertops and so much more. Perfectly located with awesome Fwy 198 access. Only 12 minutes from the Lemoore Naval Base and 5 minutes from all the eateries and shopping on 12th Ave Hanford. VA Ready. USDA Ready.
- Listing 2** Nestled in an established neighborhood, this 3 bedroom, 2 bathroom home gives all modern and tranquil vibes. Open and bright floor plan greets you upon arrival. Throughout the entertaining spaces of this home, you will find neutral, vinyl flooring to compliment the sleek modern finishes throughout. Quartz countertops with stylish 2 tone cabinetry are on display truly zen dining area tucked near the kitchen makes for the perfect entertaining space. Outside, you'll find a spacious backyard with plenty of room for gatherings of all sizes.
- Listing 3** Come and check out this stunning 2 bedroom, 2 bathroom home that boasts 1,002 square feet of living space! brick gas fireplace that adds to the charm of the room. With plenty of natural light, this home does not feel small at all. The kitchen is equipped with ample cabinet space. The garage is perfect for any car enthusiast, the covered patio and relax under the shade of two mature cherry trees. You'll have plenty of space to store your belongings with three large sheds, this backyard also has enough space to park an RV, and it comes with all the RV hookups.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	14066 Hume Avenue	11434 Grant St	14155 Vista Dr	11174 Sequoia Dr
City, State	Armona, CALIFORNIA	Armona, CA	Armona, CA	Armona, CA
Zip Code	93202	93202	93202	93202
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 <sup>1</sup>	0.21 <sup>1</sup>	0.38 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$247,900	\$255,000	\$259,900
List Price \$	--	\$247,900	\$255,000	\$259,900
Sale Price \$	--	\$240,000	\$255,000	\$265,000
Type of Financing	--	Fhaa	Othe	Fhaa
Date of Sale	--	10/14/2022	12/16/2022	01/09/2023
DOM · Cumulative DOM	-- · --	50 · 73	21 · 67	8 · 47
Age (# of years)	46	51	52	49
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 SF Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
# Units	1	1	1	1
Living Sq. Feet	1,092	1,008	1,224	1,170
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 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.14 acres	0.13 acres	0.16 acres
Other	--	MLS#224562	MLS#225039	MLS#225202
Net Adjustment	--	+\$4,200	\$0	+\$1,100
Adjusted Price	--	\$244,200	\$255,000	\$266,100

\* Sold 2 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** Well maintained home in Armona. The up and coming town in the center of Hanford and Lemoore. Adjustment made for GLA +\$4,200.
- Sold 2** It features an inviting entry into the living room where the large window brings in lots of natural light. The kitchen has refinished cabinets, wood floors. All of the kitchen appliances are included with a new garbage disposal. This home's location is ideal with a short stroll to Armona Elementary, Parkview MiddleSchool, close to shopping and conveniently located between Hanford and Lemoore Naval Air Station. Adjustment mad for GLA -\$6,600.
- Sold 3** Gorgeous 4 bedroom 2 bath Home ! This home features Two Tone Interior Paint , plush carpet in bedrooms, and beautiful laminate flooring in remainder of home! Kitchen has Beautiful white Cabinets. New garage door add to this Corner Lot. Adjustment mad for GLA -\$3,900 and 1 car garage space +\$5,000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The search in three county MLS only shows one recent listing and no recent sales for this property.			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$255,000	\$255,500
<b>Sales Price</b>	\$252,000	\$252,500
<b>30 Day Price</b>	\$250,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject final price represents a value with normal market times and is based on similar comps in the area . Location of property and similarity of comps were taken into consideration to arrive at a reasonable price.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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### Subject Photos



Front



Address Verification



Street



Street



Other

## Listing Photos

**L1** 11408 Grant St  
Armona, CA 93202



Front

**L2** 879 Pasteur St  
Hanford, CA 93230



Front

**L3** 14096 Walnut St  
Armona, CA 93202



Front



## Sales Photos

**S1** 11434 Grant St  
Armona, CA 93202



Front

**S2** 14155 Vista Dr  
Armona, CA 93202



Front

**S3** 11174 Sequoia Dr  
Armona, CA 93202



Front

## ClearMaps Addendum

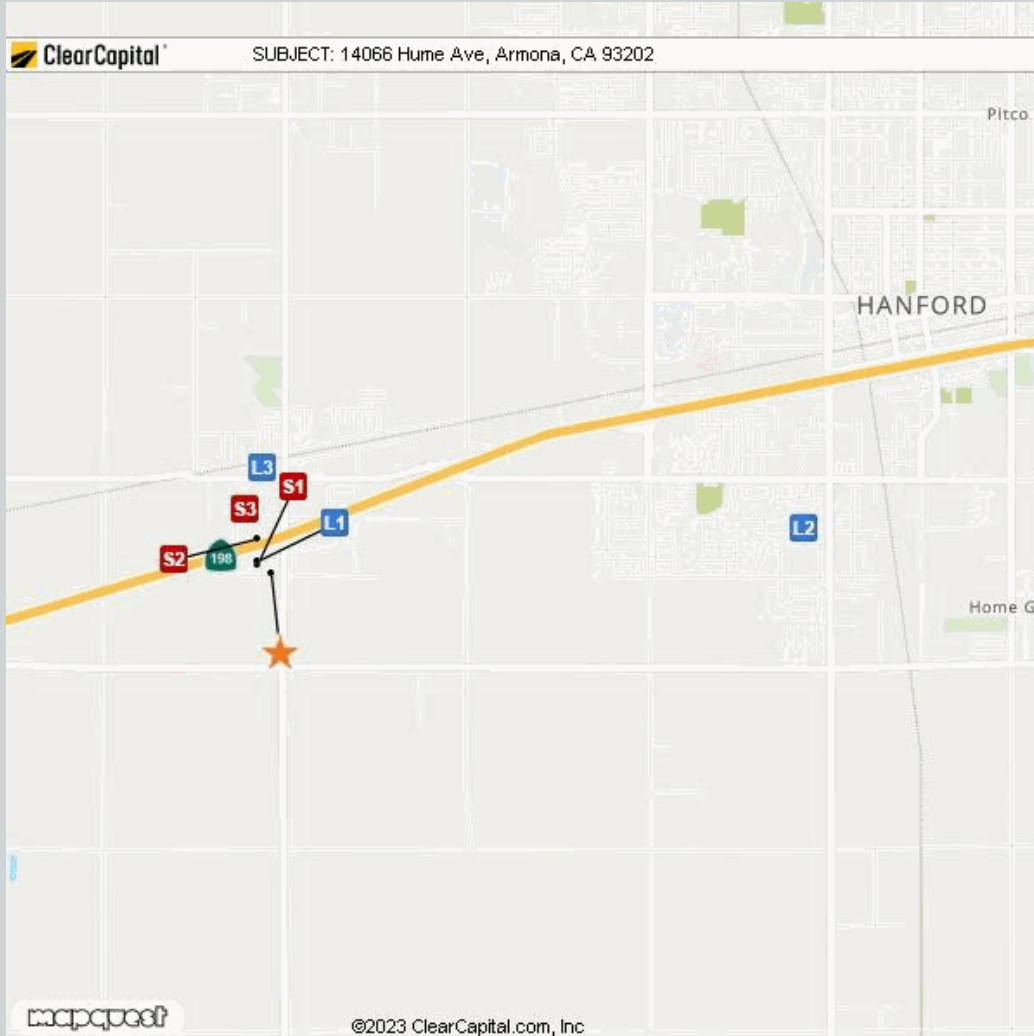
**Address** ★ 14066 Hume Avenue, Armona, CALIFORNIA 93202

**Loan Number** 53033

**Suggested List** \$255,000

**Suggested Repaired** \$255,500

**Sale** \$252,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14066 Hume Avenue, Armona, California 93202	--	Parcel Match
L1 Listing 1	11408 Grant St, Armona, CA 93202	0.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	879 Pasteur St, Hanford, CA 93230	2.96 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	14096 Walnut St, Armona, CA 93202	0.58 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	11434 Grant St, Armona, CA 93202	0.09 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	14155 Vista Dr, Armona, CA 93202	0.21 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11174 Sequoia Dr, Armona, CA 93202	0.38 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.

\*\*\* 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

<b>Broker Name</b>	Felicia Morris	<b>Company/Brokerage</b>	Searchlight Realty
<b>License No</b>	01202950	<b>Address</b>	558 N 11th Ave Hanford CA 93230
<b>License Expiration</b>	07/09/2026	<b>License State</b>	CA
<b>Phone</b>	5595870808	<b>Email</b>	call4homesandloans@sbcglobal.net
<b>Broker Distance to Subject</b>	3.52 miles	<b>Date Signed</b>	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.**