

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	2402 Carter Way, Hanford, CALIFORNIA 93230	Order ID	8676358	Property ID	34058574
Inspection Date	03/29/2023	Date of Report	03/30/2023		
Loan Number	53036	APN	008-070-007-000		
Borrower Name	Catamount Properties 2018 LLC	County	Kings		

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	KEITH, REX & SUSAN REV LIVING TRUST	Condition Comments Subject property appears to be in average conditions with no apparent damages noted at the time of the exterior inspection.
R. E. Taxes	\$190,202	
Assessed Value	\$179,476	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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	Suburban	Neighborhood Comments The subject property is located in a conforming neighborhood, comprised of average quality dwelling showing good maintenance levels.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$325,000 High: \$364,900	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2402 Carter Way	255 E Encore Dr	214 W Amber Way	1050 Raymond Rd
City, State	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.15 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$374,900	\$349,900	\$364,900
List Price \$	--	\$345,900	\$339,500	\$364,900
Original List Date		01/02/2023	03/07/2023	03/16/2023
DOM · Cumulative DOM	-- · --	85 · 87	22 · 23	4 · 14
Age (# of years)	50	55	57	46
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	1,931	1,719	1,683	1,724
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	--	--	--	Pool - Yes
Lot Size	0.16 acres	0.16 acres	0.16 acres	0.17 acres
Other	--	MLS#225351	MLS#225676	MLS#225713

* 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** Gorgeous 4-bedroom home located on a large corner lot in Hanford's desirable Northeast area. As you enter you will be greeted with a light and cozy open floor plan. The living room is highlighted by a large window allowing for an abundance of natural light. The home features combined flooring with the use of tile, laminate and carpet. The Kitchen flooring has tile work. It's complemented with granite countertops, a pantry. The laundry room is spacious with large white cabinets. Garage converted with permits.
- Listing 2** This spacious home is located in a popular North Hanford neighborhood! This lovely home has a separate den & living room, laminate floors throughout most of the home. There is a newer roof, dual Payne windows and even RV parking for those toys(the double gate opens to allow room for more toys. The yard is a good size yard for kids & dogs.
- Listing 3** Schedule your appointment to see this 3 bed 2 bath home in a great neighborhood. This home features fresh interior and exterior paint, laminated flooring throughout, granite countertops, a large swimming pool.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2402 Carter Way	403 W Magnolia Ave	2084 N Burl Dr	1955 Short Dr
City, State	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.63 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$346,000	\$365,000
List Price \$	--	\$325,000	\$330,000	\$365,000
Sale Price \$	--	\$328,000	\$330,000	\$352,300
Type of Financing	--	Vaav	Conv	Cash
Date of Sale	--	10/17/2022	10/27/2022	02/22/2023
DOM · Cumulative DOM	-- · --	20 · 63	25 · 61	0 · 33
Age (# of years)	50	43	58	56
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	1,931	1,953	1,774	1,744
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	--	--	--	Pool - Yes
Lot Size	0.16 acres	0.18 acres	0.21 acres	0.30 acres
Other	--	MLS#224652	MLS#224744	MLS#225443
Net Adjustment	--	\$0	+\$7,350	-\$3,550
Adjusted Price	--	\$328,000	\$337,350	\$348,750

* 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** Spacious 3/2 in North East Hanford! Possible 4th bedroom or flex room offers endless potential. The kitchen has granite countertops. Cozy up next to the brick fireplace in the large living space. The over sized laundry room gives the option of additional storage or pantry space!
- Sold 2** This 3 bedroom 2 bathroom home has, laminate wood floors,tile, and carpet To the left, find an oversized living space with large picture windows to let in light. Off to the right, kitchen, along with granite counters, has ample space for a breakfast nook or table as well. On the other side of the kitchen, an additional living space will beckon you to enjoy the fireplace or access the backyard. An indoor laundry room provides exits to both the laundry and backyard, and doubles as a mudroom. Down the hallway, find 2 guest bedrooms, a guest bathroom. Spacious backyard with a storage structure, and large patio that provides ample shade. adsutments made for GLA +\$7,850 and Lot size -\$500.
- Sold 3** Immaculate home in the highly desired Short Acres subdivision. This property sits on a nice sized lot. Featuring a perfectly sized backyard with a great sized fenced pool, concrete decking, patio and a grass area. The inside of this cozy home gives such an at-home feeling. Kitchen, dining and living area have an open concept with a view of the beautiful fireplace. Windows have shutters throughout most of the house. Laminate floors and carpet. New pool pump. Home also has upgraded insulation for energy efficiency. Adjsutments made for GLA +\$ 7,850, Swimming pool -\$10,000 and Lot size -1,400.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The search in the local MLS and tax records did not show any recent listing or sold for the subject.			
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	\$345,000	\$345,000
Sales Price	\$340,000	\$340,000
30 Day Price	\$338,000	--
Comments Regarding Pricing Strategy		
All in all subject final valuation represents a value with normal market times and is based on the most similar comps in the area . Location of property and similarity of comps were taken into consideration to arrive at a reasonable value.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 255 E Encore Dr
Hanford, CA 93230



Front

L2 214 W Amber Way
Hanford, CA 93230



Front

L3 1050 Raymond Rd
Hanford, CA 93230



Front

Sales Photos

S1 403 W Magnolia Ave
Hanford, CA 93230



Front

S2 2084 N Burl Dr
Hanford, CA 93230



Front

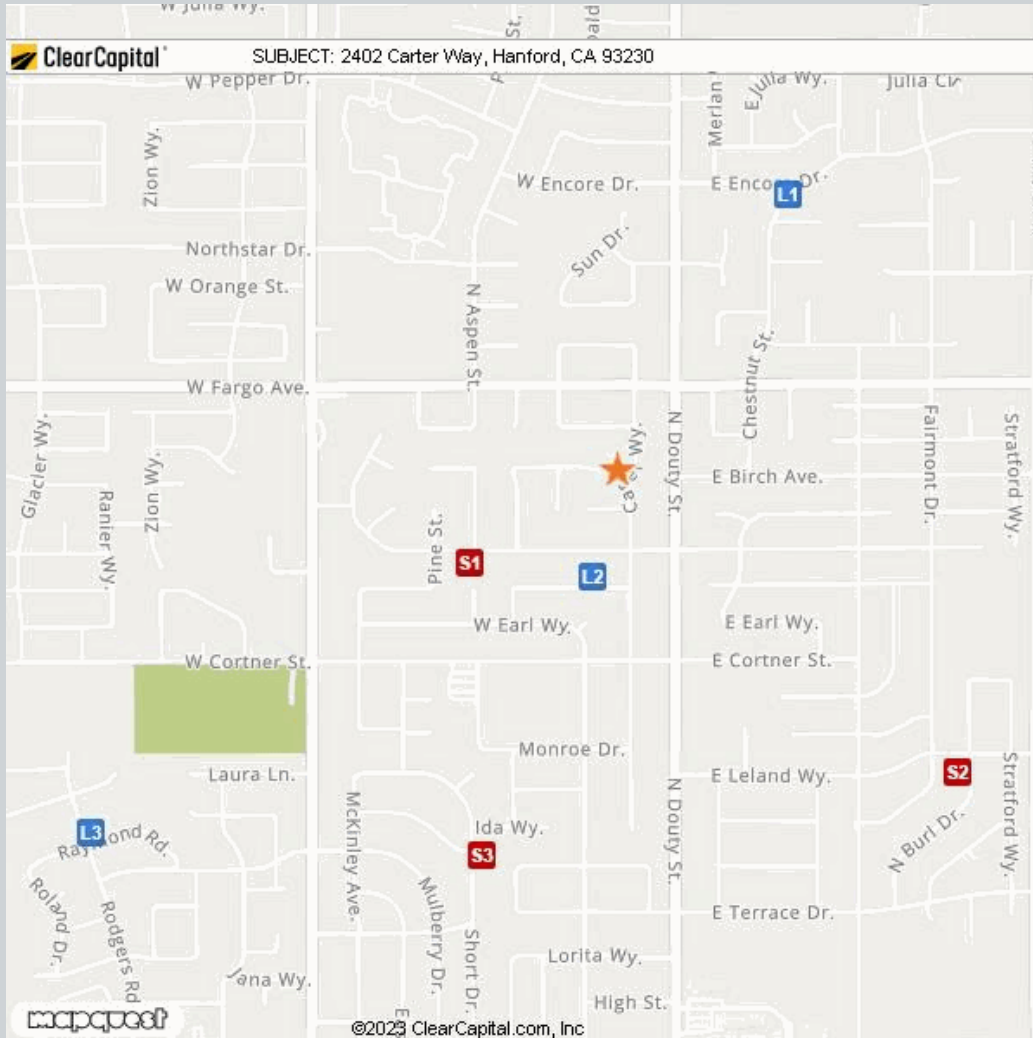
S3 1955 Short Dr
Hanford, CA 93230



Front

ClearMaps Addendum

Address ★ 2402 Carter Way, Hanford, CALIFORNIA 93230
Loan Number 53036 **Suggested List** \$345,000 **Suggested Repaired** \$345,000 **Sale** \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2402 Carter Way, Hanford, California 93230	--	Parcel Match
L1 Listing 1	255 E Encore Dr, Hanford, CA 93230	0.45 Miles ¹	Parcel Match
L2 Listing 2	214 W Amber Way, Hanford, CA 93230	0.15 Miles ¹	Parcel Match
L3 Listing 3	1050 Raymond Rd, Hanford, CA 93230	0.88 Miles ¹	Parcel Match
S1 Sold 1	403 W Magnolia Ave, Hanford, CA 93230	0.24 Miles ¹	Parcel Match
S2 Sold 2	2084 N Burl Dr, Hanford, CA 93230	0.63 Miles ¹	Parcel Match
S3 Sold 3	1955 Short Dr, Hanford, CA 93230	0.56 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	Felicia Morris	Company/Brokerage	Searchlight Realty
License No	01202950	Address	558 N 11th Ave Hanford CA 93230
License Expiration	07/09/2026	License State	CA
Phone	5595870808	Email	call4homesandloans@sbcglobal.net
Broker Distance to Subject	1.77 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.