

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	1018 W Yale Avenue, Fresno, CA 93705	Order ID	8917160	Property ID	34568367
Inspection Date	09/08/2023	Date of Report	09/11/2023		
Loan Number	53050	APN	44403417		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	09.07 Citi-CS Update	Tracking ID 1	09.07 Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood. Subject property has had no improvements except for roof and solar. Subject is located in an investor high flip area. Address was not clear enough to get a good picture, but was checked with parcel map.
R. E. Taxes	\$644	
Assessed Value	\$49,462	
Zoning Classification	Residential RS5	
Property Type	SFR	
Occupancy	Occupied	
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	Urban	Neighborhood Comments Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150400 High: \$321000	
Market for this type of property	Decreased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1018 W Yale Avenue	2034 N Arthur Ave	536 W University Ave	1718 N Fruit Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93705	93705	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.34 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$222,500	\$279,900	\$315,000
List Price \$	--	\$222,500	\$270,000	\$315,000
Original List Date		03/29/2023	05/25/2023	07/11/2023
DOM · Cumulative DOM	-- · --	5 · 166	71 · 109	7 · 62
Age (# of years)	72	76	101	61
Condition	Average	Average	Good	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	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,174	1,320	884	1,203
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	4 · 2
Total Room #	5	5	5	8
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	0.19 acres	0.16 acres	0.17 acres
Other	None	None	None	None

* Listing 1 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** Hud Home Charming Hud Home In a Great Location Near Homan Elementary School. This Lovely Property Features 2 Bedrooms And 1 Bathroom, With a Detached 2-Car Garage That Includes a Separate 1/1 Studio. With Its Classic Architectural Details And Cute Curb Appeal, This Home Exudes Character And Potential. While It Does Require Some Work, Its a Fantastic Opportunity For Those Seeking a Project With Upside. Dont Miss Your Chance To Make This Diamond In The Rough Shine
- Listing 2** Crisp, Fresh, And Move-In Ready Bungalow This 2 Bedroom 1 Bath Home Is Calling a New Homeowner Upon Entry Notice The Updated Warm Toned Vinyl Flooring, Fresh Paint, And Updated Fixtures. You Will Appreciate The Homes Makeover, Along With Characteristics Of The Homes Original Charm. The Kitchen Offers a Modern Touch Of White Cabinetry And Sleek Countertops, With a Stainless Steel Farmhouse Sink. Bedrooms Offer a Warm And Inviting Space With Adjoining Jack And Jill Updated Bathroom. Enjoy The Convenience Of an Indoor Laundry Room, And a Spacious Backyard That Features Tons Of Space And a Detached Garage.
- Listing 3** Very clean 4 bedroom, 2 bath. New paint/carpet throughout. Remodeled kitchen w/ new granite countertops. Just down the street from Fresno High school, and Fresno City College.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1018 W Yale Avenue	1424 W Terrace Ave	626 W Terrace Ave	1122 W University Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93705	93705	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.31 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$222,500	\$285,000	\$239,900
List Price \$	--	\$222,500	\$270,000	\$239,900
Sale Price \$	--	\$240,000	\$270,000	\$248,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/01/2023	06/23/2023	07/17/2023
DOM · Cumulative DOM	-- · --	5 · 64	23 · 59	12 · 66
Age (# of years)	72	82	77	62
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,174	1,320	1,279	970
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	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	.18 acres	0.19 acres	0.19 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$240,000	\$270,000	\$248,500

* 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** Hud Home Charming Hud Home In a Great Location Near Homan Elementary School. This Lovely Property Features 2 Bedrooms And 1 Bathroom, With a Detached 2-Car Garage That Includes a Separate 1/1 Studio. With Its Classic Architectural Details And Cute Curb Appeal, This Home Exudes Character And Potential. While It Does Require Some Work, Its a Fantastic Opportunity For Those Seeking a Project With Upside. Dont Miss Your Chance To Make This Diamond In The Rough Shine
- Sold 2** Welcome To 626 W Terrace Ave, a Classic Charming Home Ready To Shine Again Enjoy 2 Bedrooms, 1 Bathroom, And a Large Living Room Along With Formal Dining Or a Second Living Room. With Central Heat Ac, a Detached Garage All On a Large Lot, Youll Love This Property Probate Sale, As-Is. No Fha Or VA Loans Due To Some Repairs That Are Needed.
- Sold 3** Welcome Home This Charming Home Sits On Approximately 8,000 Sqft And Offers 2 Bedrooms And 1 Bathrooms. When You Enter The Home Youre Greeted by The Family Room That Provides a Cozy Space For Gatherings With Ample Natural Light And a Fireplace. The Kitchen Offers Plenty Of Cabinet Space And Classic Tile Countertops That Brighten Up The Area The Spacious 2 Bedrooms Are Fitted With Newer Carpet And Plenty Of Natural Light. All Within a Short Distance From Parks, The Fresno Chaffee Zoo, And Much More Dont Miss Out On This Charming Home. Schedule Your Appointment Today

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted at time of inspection			
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

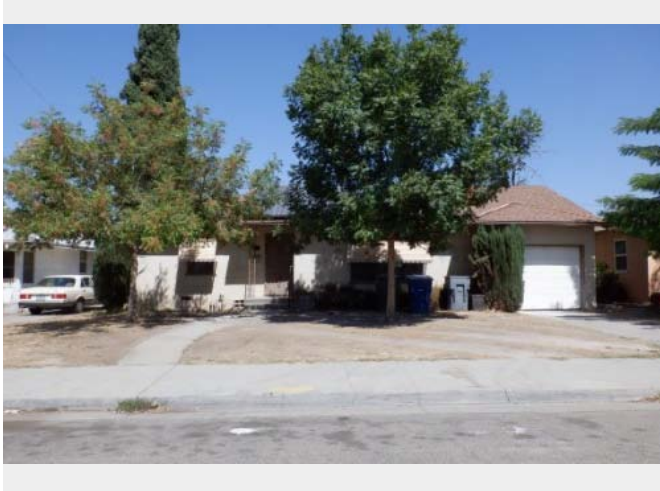
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,000	\$260,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

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



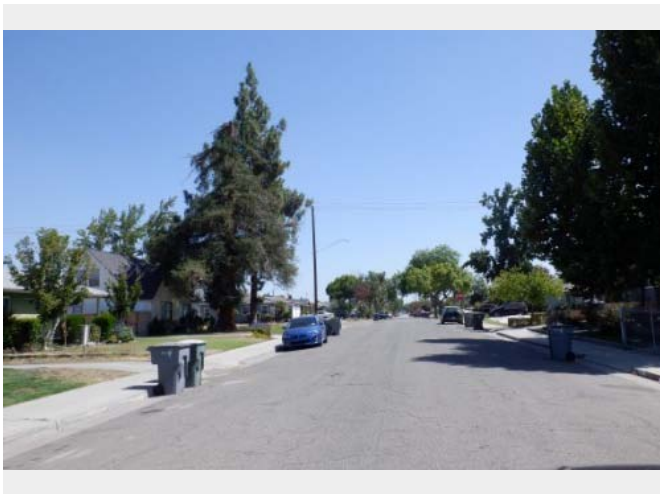
Address Verification



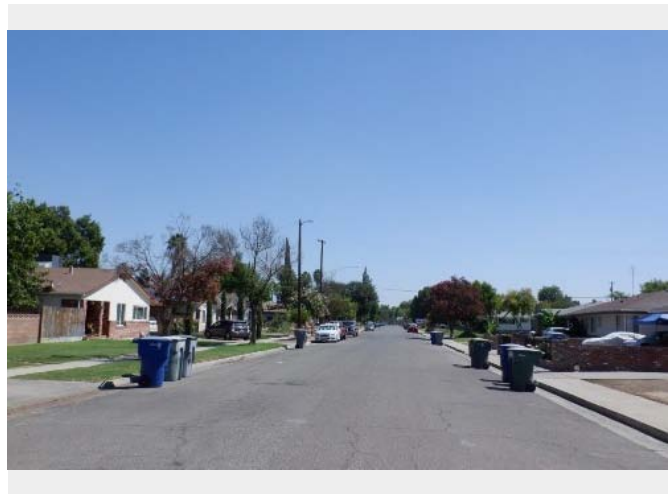
Side



Side



Street



Street

Listing Photos

L1 2034 N Arthur Ave
Fresno, CA 93705



Front

L2 536 W University Ave
Fresno, CA 93705



Front

L3 1718 N Fruit Ave
Fresno, CA 93705



Front

Sales Photos

S1 1424 W Terrace Ave
Fresno, CA 93705



Front

S2 626 W Terrace Ave
Fresno, CA 93705



Front

S3 1122 W University Ave
Fresno, CA 93705



Front

ClearMaps Addendum

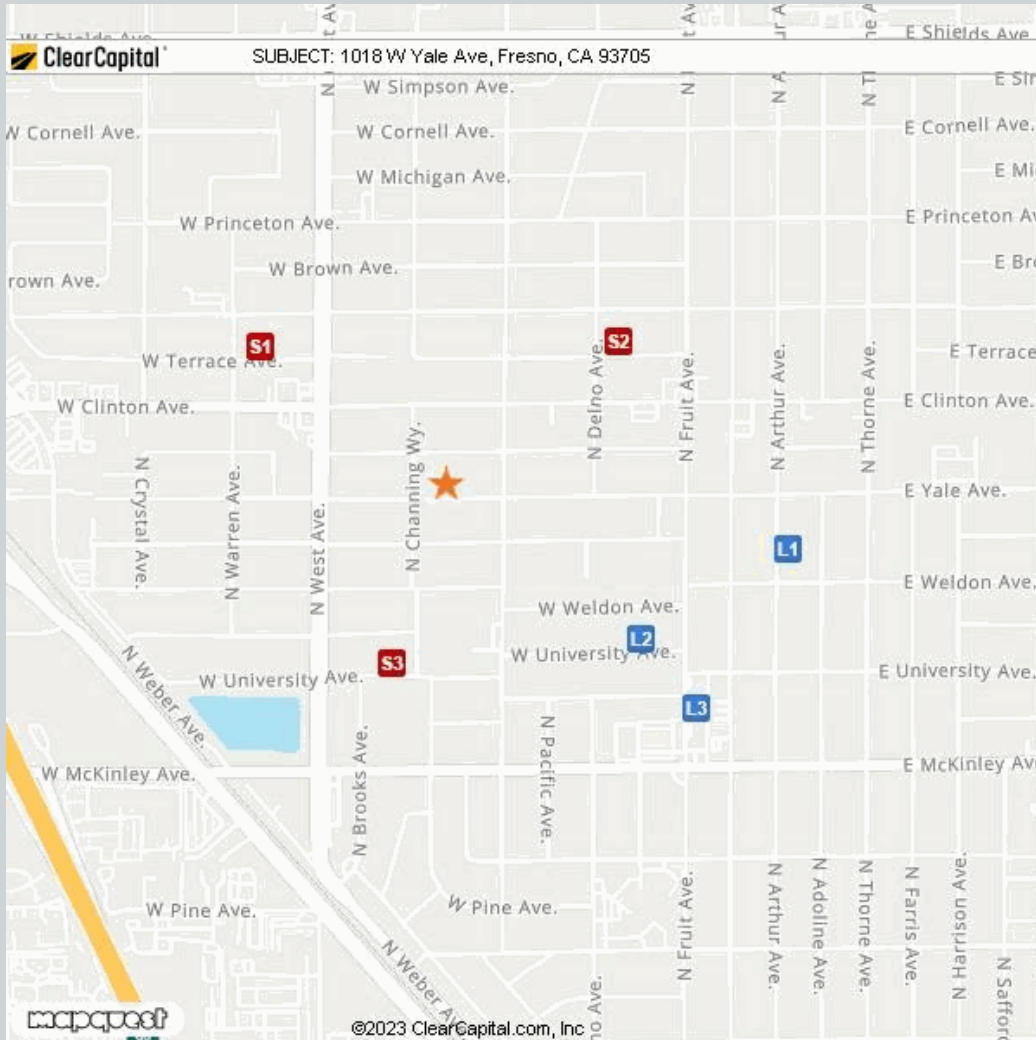
Address ★ 1018 W Yale Avenue, Fresno, CA 93705

Loan Number 53050

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1018 W Yale Avenue, Fresno, CA 93705	--	Parcel Match
L1 Listing 1	2034 N Arthur Ave, Fresno, CA 93705	0.48 Miles ¹	Parcel Match
L2 Listing 2	536 W University Ave, Fresno, CA 93705	0.34 Miles ¹	Parcel Match
L3 Listing 3	1718 N Fruit Ave, Fresno, CA 93705	0.46 Miles ¹	Parcel Match
S1 Sold 1	1424 W Terrace Ave, Fresno, CA 93705	0.32 Miles ¹	Parcel Match
S2 Sold 2	626 W Terrace Ave, Fresno, CA 93705	0.31 Miles ¹	Parcel Match
S3 Sold 3	1122 W University Ave, Fresno, CA 93705	0.26 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.

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

Broker Name	Susan Tonai	Company/Brokerage	London Properties
License No	01207349	Address	6442 N Maroa Fresno CA 93612
License Expiration	03/18/2024	License State	CA
Phone	5592892895	Email	reoagent4u@gmail.com
Broker Distance to Subject	4.39 miles	Date Signed	09/11/2023

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.