

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 | 4919 N Millbrook Avenue Unit 126, Fresno, CA 93726 | Order ID | 8683365 | Property ID | 34073318 |
| Inspection Date | 04/04/2023 | Date of Report | 04/04/2023 | | |
| Loan Number | 53092 | APN | 427-340-12 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Fresno | | |

Tracking IDs

| | | | |
|--------------------------|----------------------|----------------------|----------------------|
| Order Tracking ID | 04.04.23 BPO Request | Tracking ID 1 | 04.04.23 BPO Request |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|--|--|
| Owner | Williamson Donald | Condition Comments Subject unit number is not visible during drive by, I was able to complete front/side pictures along with address and street sign. HOA fees are estimated, subdivision is The Heritage, two stories, fireplace. |
| R. E. Taxes | \$768 | |
| Assessed Value | \$58,010 | |
| Zoning Classification | Unknown | |
| Property Type | Condo | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | \$0 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$0 | |
| HOA | Unknown | |
| Association Fees | \$450 / Month (Pool,Landscaping,Other: Exercise room) | |
| Visible From Street | Partially Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|--|---|
| Location Type | Suburban | Neighborhood Comments Subject is near businesses, shopping area, schools, parks; 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 7 sold comps and in the last year there are 19 home(s) that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$188,250 High: \$215,000 | |
| 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 | 4919 N Millbrook Avenue Unit 126 | 4757 N Woodrow Ave #136 | 1250 Shaw Ave E 259 | 1250 Shaw Ave E 164 |
| City, State | Fresno, CA | Fresno, CA | Fresno, CA | Fresno, CA |
| Zip Code | 93726 | 93726 | 93710 | 93710 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.08 ¹ | 0.47 ¹ | 0.31 ¹ |
| Property Type | Condo | Condo | Condo | Condo |
| Original List Price \$ | \$ | \$249,900 | \$192,500 | \$225,000 |
| List Price \$ | -- | \$249,900 | \$187,420 | \$225,000 |
| Original List Date | | 03/04/2023 | 02/28/2023 | 03/31/2023 |
| DOM · Cumulative DOM | -- · -- | 27 · 31 | 25 · 35 | 4 · 4 |
| Age (# of years) | 48 | 43 | 45 | 45 |
| Condition | Average | Average | Good | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Condo Floor Number | 2 | 2 | 2 | 1 |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 2 Stories Unknown | 2 Stories Unknown | 2 Stories Unknown | 1 Story Unknown |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,275 | 1,374 | 1,096 | 1,172 |
| Bdrm · Bths · ½ Bths | 2 · 2 · 1 | 3 · 2 · 1 | 2 · 1 | 3 · 1 |
| Total Room # | 5 | 7 | 4 | 5 |
| Garage (Style/Stalls) | None | Detached 1 Car | 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 | 0 acres | 0 acres | 0 acres | 0 acres |
| Other | na | na | na | na |

* Listing 3 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** This is a great income earning property that would fit well for most any investor portfolio of even for a family looking for a great location in a conveniently located area. With a large 1,374 square foot floor plan and a full 3 bedrooms with 2 bathrooms upstairs and a washroom downstairs it is a great functional unit with ample potential. Additionally, it is located right near Fresno State and Savemart center to allow for ease of transit to any College students. This unit also has access to a 1 car detached garage and tons of perks included with the the HOA, including but not limited to; pool, tennis court, clubhouse and even a green area. Call your agent for more details today before the home is gone.
- Listing 2** Looking for a beautiful condo in Fresno This updated unit has all pest done and cert sec1 also. New how water heater newer dual pane windows granite ctr tops new hi end floors and paint appliances all new or newer This has it all the competition if any doesnt seem to offer all this for a just a little more you get a top home updated and efficent so the value is here. Look no further than this stunning unit located just minutes away from Fresno State College in a prime location With an electric gate providing added security you can rest easy knowing your new home is safe and secure. Inside youll find a beautifully updated space with all the amenities you could want including dual pane windows that keep your home cozy and quiet. Youll love the high-end laminate flooring that adds a touch of elegance to your living space as well as the new water heater that ensures hot water whenever you need it. This condo also boasts a fresh coat of paint new granite countertops and new appliances that make cooking and entertaining a breeze. And when youre ready to relax take a dip in the community pool or hit up the exercise room for a quick workout. Youll even have the convenience of indoor laundry right in your own home Dont wait to make this dream condo yours - with all of these amazing features it wont last long Schedule a tour today to experience everything this gated community has to offer. Sewer water trash and all amenities included in HOA wow
- Listing 3** Remodeled and gated Condo near Fresno State University. 3 bedrooms 1 full bath indoor laundry and vaulted ceilings ready for new homeowner. Oversized 2 car garage and dedicated unit parking right in front of gated courtyard. Completely remodeled in 2021 with stove counter tops 2nd closet in Master bedroom HVAC bathroom and 2-tone paint throughout home. Private courtyard in front and fenced backyard. Property management maintains all the surrounding grounds pool and tennis courts. This home is located in Central Fresno near schools shopping and quick access to both highway 41 and 168.Photos are from before tenant moved in.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|----------------------------------|--------------------------|--------------------------|--------------------------|
| Street Address | 4919 N Millbrook Avenue Unit 126 | 4919 Millbrook Ave N 129 | 4919 Millbrook Ave N 232 | 4919 Millbrook Ave N 134 |
| City, State | Fresno, CA | Fresno, CA | Fresno, CA | Fresno, CA |
| Zip Code | 93726 | 93726 | 93726 | 93726 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.01 ¹ | 0.01 ¹ | 0.02 ¹ |
| Property Type | Condo | Condo | Condo | Condo |
| Original List Price \$ | -- | \$212,970 | \$225,000 | \$199,000 |
| List Price \$ | -- | \$212,970 | \$210,000 | \$199,000 |
| Sale Price \$ | -- | \$212,000 | \$215,000 | \$200,000 |
| Type of Financing | -- | Cash | Fha | Cash |
| Date of Sale | -- | 10/14/2022 | 03/20/2023 | 03/27/2023 |
| DOM · Cumulative DOM | -- · -- | 5 · 50 | 55 · 96 | 4 · 17 |
| Age (# of years) | 48 | 48 | 48 | 48 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Condo Floor Number | 2 | 2 | 2 | 2 |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 2 Stories Unknown | 2 Stories Unknown | 2 Stories Unknown | 2 Stories Unknown |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,275 | 1,275 | 1,275 | 1,275 |
| Bdrm · Bths · ½ Bths | 2 · 2 · 1 | 2 · 2 · 1 | 2 · 2 · 1 | 2 · 2 · 1 |
| Total Room # | 5 | 5 | 5 | 5 |
| Garage (Style/Stalls) | None | Attached 1 Car | Detached 1 Car | Attached 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0 acres | 0 acres | 0 acres | 0 acres |
| Other | na | na | na | na |
| Net Adjustment | -- | -\$6,000 | -\$8,000 | -\$11,750 |
| Adjusted Price | -- | \$206,000 | \$207,000 | \$188,250 |

* Sold 1 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** Incredible opportunity to own a secluded and secure home without the hassles of major maintenance. It has everything you need As you walk in youll appreciate the newer flooring and paint as well as the soaring ceilings. It feels so open and roomy On the main level youll find a half bath which is perfect for guests a laundry/mud room a giant storage space under the stairs the open kitchen with attached dining space a walk-in pantry a fun wet bar open to the living area and the spacious living room with cozy gas fireplace and access to the private patio. Head upstairs and there are two large bedrooms both with walk-in closets one with a private balcony and two full bathrooms. There is easy access to shopping and restaurants at Fashion Fair Mall and is near Fresno State Save Mart Center and Maya cinemas. The community has a swimming pool gym and gated underground parking. The monthly condo fees also cover your cable internet water garbage exterior and interior maintenance of the common areas and roofs and hot water. Your new home is waiting for you (-)\$1k seller concessions, -\$5k flooring
- Sold 2** This home is back on the market Welcome to 4919 N. Millbrook 232. This two bedroom 2 1/2 bath condo has been lovingly cared for which is very evident with the new paint fixtures. Downstairs youll find a gas fireplace in the living room half bath kitchen with eating area and a view overlooking the pool. This home also includes laundry inside on the lower level. Upstairs there are two bedrooms and two bathrooms which include a master suite with a large closet. Community features include clubhouse inground pool as well as a gym. This home is very well located with freeways shopping centers and Clovis just a few minutes away. This home fell out of escrow at no-fault to the sellers. Hoa covers Outside the units Maintenance and operations Janitorial services Pest control Plumbing maintenance Pool and spa maintenance Roofing maintenance Security services Other maintenance and operations Utilities outside the units Discount with xfinity Cable television Garbage Telephone Water and sewer Also underground parking and gym (-)\$8k seller concessions
- Sold 3** Welcome to your new move-in ready home As you enter there is a full size laundry/utility room on the right and a half bath on the left perfect for guests. Next the spacious living room with soaring ceilings and a gas fireplace for those cozy evenings. Flowing into the kitchen youll love the granite counter tops and stainless steel appliances plus a full size walk-in pantry and plenty of space to prepare meals to entertain friends and family. Upstairs youll find two equally sized bedrooms both with their own private bathrooms and large closets one bedroom has its own private balcony. The location is close to Fresno State and Fashion Fair. The HOA fee includes a community pool & gym secure underground parking internet cable TV water garbage and gas for hot water. Open house Sunday March 12th from 1pm-4pm rain or shine. (-)\$1750 seller concessions, -\$10k updates

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 | \$206,000 | \$206,000 |
| Sales Price | \$206,000 | \$206,000 |
| 30 Day Price | \$196,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Search parameters used for comps, Fresno MLS, sold 10/6/22 or sooner, no short sales or foreclosures, Condo, no story used, square foot 975-1575, no year built, comp proximity is important, within ¼ mile radius there is 3 sold comps, within ½ mile radius there is 8 comps, there is 2 active, no pending and 6 sold comps, extended radius up two miles for one list condo comp due to shortage of 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. Recommend interior inspection due to subject property unit can not be view thru a drive by. Per all similar units in same complex shows one car garage. It is possible there is underground parking however it is not confirmed and there is no adjustments for the garage in the sold comps.</p> | | |

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



Address Verification



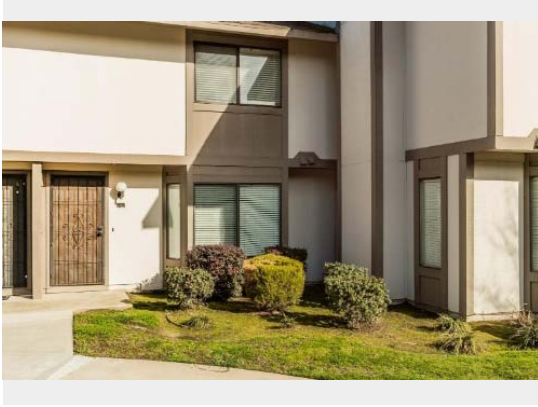
Side



Street

Listing Photos

L1 4757 N Woodrow ave #136
Fresno, CA 93726



Front

L2 1250 Shaw Ave E 259
Fresno, CA 93710



Front

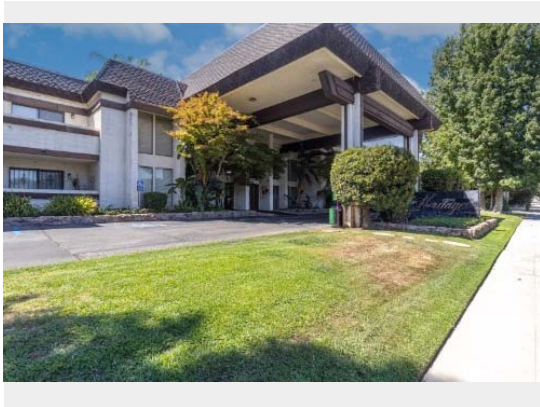
L3 1250 Shaw Ave E 164
Fresno, CA 93710



Front

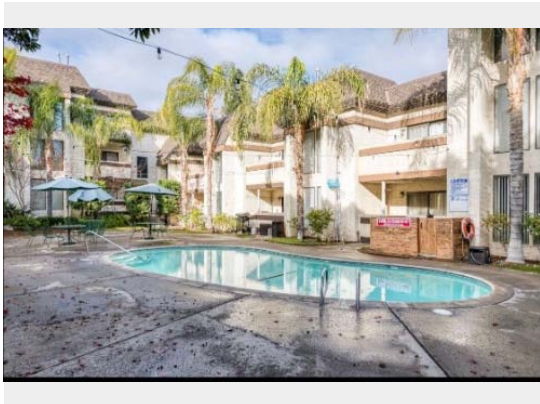
Sales Photos

S1 4919 Millbrook Ave N 129
Fresno, CA 93726



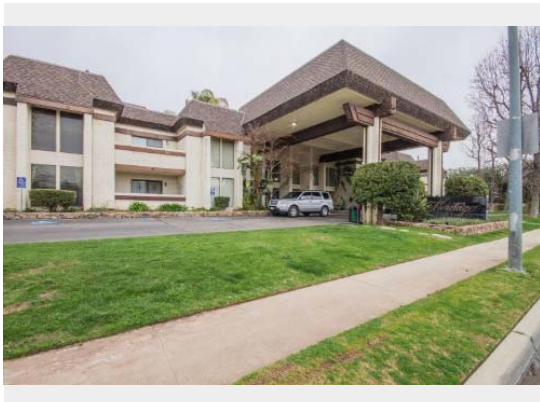
Front

S2 4919 Millbrook Ave N 232
Fresno, CA 93726



Front

S3 4919 Millbrook Ave N 134
Fresno, CA 93726



Front

ClearMaps Addendum

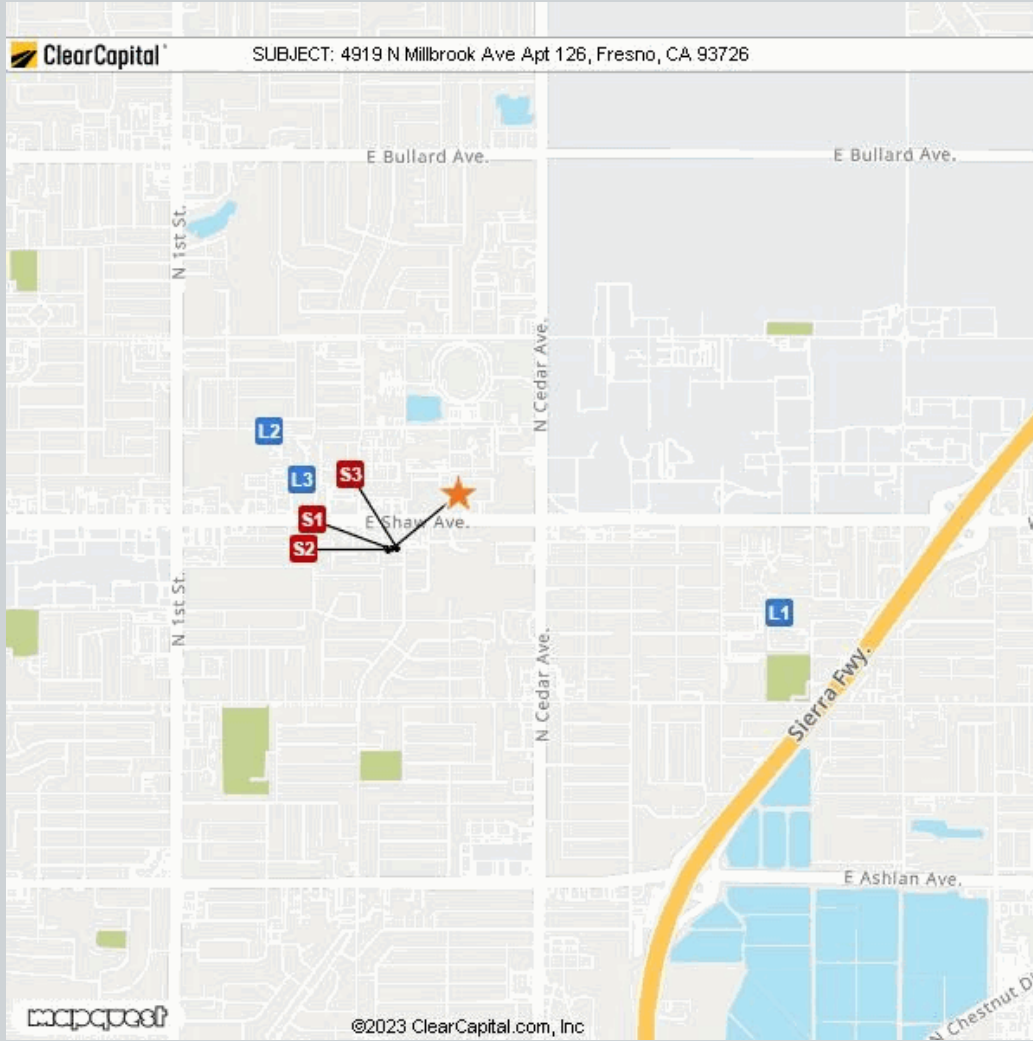
Address ★ 4919 N Millbrook Avenue Unit 126, Fresno, CA 93726

Loan Number 53092

Suggested List \$206,000

Suggested Repaired \$206,000

Sale \$206,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 4919 N Millbrook Avenue Unit 126, Fresno, CA 93726 | -- | Parcel Match |
| L1 Listing 1 | 4757 N Woodrow Ave #136, Fresno, CA 93726 | 1.08 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1250 Shaw Ave E 259, Fresno, CA 93710 | 0.47 Miles ¹ | Parcel Match |
| L3 Listing 3 | 1250 Shaw Ave E 164, Fresno, CA 93710 | 0.31 Miles ¹ | Parcel Match |
| S1 Sold 1 | 4919 Millbrook Ave N 129, Fresno, CA 93726 | 0.01 Miles ¹ | Parcel Match |
| S2 Sold 2 | 4919 Millbrook Ave N 232, Fresno, CA 93726 | 0.01 Miles ¹ | Parcel Match |
| S3 Sold 3 | 4919 Millbrook Ave N 134, Fresno, CA 93726 | 0.02 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 | 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 | 3.12 miles | Date Signed | 04/04/2023 |

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.