

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	2329 E Fairmont Avenue, Fresno, CALIFORNIA 93726	Order ID	8697198	Property ID	34103032
Inspection Date	04/13/2023	Date of Report	04/14/2023		
Loan Number	53234	APN	427-064-09		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	04.13.23 BPO Request	Tracking ID 1	04.13.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Ridley Kenneth R	Condition Comments Subdivision Chaucer Estates 2, two story, stucco/brick/wood exterior, composition roof, per tax records Inground pool, two car garage attached, fireplace. Wood has some paint chipping, yard shows deferred maintenance and is overgrown, dual pane windows. It is unknown if occupied or not.
R. E. Taxes	\$2,130	
Assessed Value	\$171,944	
Zoning Classification	RS5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$2,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is near businesses, Highway 41, park, shopping areas; this does not 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 1 active(s), no pending, and 2 sold comps and in the last year there are 5 home(s) that sold. There is 1 short sale and no foreclosure in area. There are no search parameters used in search.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$310,000 High: \$330,000	
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	2329 E Fairmont Avenue	2304 Indianapolis Ave E	2634 Gettysburg Ave E	4720 Valeria St N
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.42 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$320,000	\$315,000
List Price \$	--	\$300,000	\$320,000	\$315,000
Original List Date		02/14/2023	03/16/2023	04/13/2023
DOM · Cumulative DOM	-- · --	24 · 59	3 · 29	1 · 1
Age (# of years)	67	69	69	34
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	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,389	1,179	1,188	1,469
Bdrm · Bths · ½ Bths	4 · 2	3 · 1	4 · 2	3 · 2
Total Room #	7	5	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 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	.18 acres	0.14 acres	0.14 acres	0.14 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** Well kept move-in-ready home AC unit and the dual pane windows are approximately 5 years old. Enjoy the spacious backyard under the covered cemented patio. The backyard is ready for you to create your own hangout relaxing atmosphere to host family gatherings. The property is conveniently located near Starbucks Fashion Fair Mall CVS Pharmacy and Freeway 41.
- Listing 2** Perfect first time home buyer or rental. This 4 bedroom 2 bath home is Move in ready and sits on a large lot. This home features an open kitchen with an adjacent dining area. An open plan living room plus a bonus room that can easily be used as a 5th bedroom. The interior of the home has recently been painted and includes newer flooring. The home also features a large backyard perfect for entertaining. This home is waiting for its new owners to create lifelong family memories
- Listing 3** Welcome home to this beautiful 3 bedroom 2 bathroom home with 1469sq of living space. All new laminate flooring and fresh paint throughout the interior of the home. Upon entry you are greeted by a spacious living room with fireplace. Large kitchen that features new appliances and features breakfast bar seating dining room area and pantry. Primary bedroom has a private bathroom and 2 closets. Great location with easy access to the freeway and minutes to Fashion Fair Mall Rotary Park and plenty of restaurants. Schedule your private tour today

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2329 E Fairmont Avenue	4853 Doon Way N	4751 N Thesta St	4834 Diana St N
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.19 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$320,000	\$325,000	\$299,500
List Price \$	--	\$320,000	\$325,000	\$299,500
Sale Price \$	--	\$330,000	\$325,000	\$310,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	08/10/2022	09/09/2022	12/19/2022
DOM · Cumulative DOM	-- · --	4 · 35	14 · 39	8 · 51
Age (# of years)	67	68	68	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	1 Story ranch	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	1,389	1,389	1,212	1,349
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
Total Room #	7	7	6	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	.18 acres	0.16 acres	0.14 acres	0.14 acres
Other	na	na	na	solar
Net Adjustment	--	+\$20,200	+\$14,080	+\$3,600
Adjusted Price	--	\$350,200	\$339,080	\$313,600

* 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** This charming home has plenty to offer. Centrally located near freeways restaurants and shopping centers The home features two bedrooms downstairs and two bedrooms upstairs. Each floor has its own bathroom. The kitchen has an open floor plan perfect for cooking a family meal or showing off your cooking skills. Take a step to the backyard where you will find a pool size lot perfect for gardening or enjoying a relaxing evening with your friends and family. Contact your Realtor for a private tour today before it is SOLD tomorrow. Deducted (-) \$1k seller concessions Added (+)\$20k pool, \$400 age, \$800 lot
- Sold 2** Give yourself the opportunity to enjoy a well built home with the added bonus of a pool. This 3 bedroom 2 bathroom home has had one owner, and the pride of ownership shows. Inside the home there is storage and shelving to compliment the living space. Benefit from a family room overlooking the pool, a step-down living room offering a quiet and peaceful area to enjoy, an inside laundry room, and a nice workshop with shelving and workbench, along with three good-sized bedrooms. The garage was professionally converted "back in the day", and you will be pleasantly surprised how well it lends itself to the home. A few of the highlights of the backyard are the pebble-tec pool, storage cabinets, a full-size covered patio, and a calming landscape. This residence may be the complete package. Added (+)\$400 age, \$5k bed, \$7080 sf, \$1600 lot
- Sold 3** This well cared for Cape Cod style home with 4 bedrooms and 1 & 3/4 bath wont last long. The kitchen is bright and updated added built in buffet in adjoining dining area tie it all together in alight maple finish. Laminate and tile floor in lower level with original hardwoods upstairs. New windows patio slider and leaf guard gutters around the home. Mature landscaping in both front and back yard includes fruit trees and a raised garden with composter. There are 2 sheds for added storage and a large covered patio with ceiling fan and netted gazebo. Added storage in garage creates enclosure for laundry space. Im Lisa call me today for a showing . Added (+)\$20k pool, \$400 age, \$1600 lot, \$1600 sf Deducted (-)\$20k solar

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	\$321,000	\$323,000
Sales Price	\$321,000	\$323,000
30 Day Price	\$313,600	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 10/16/22 or sooner, no short sales or foreclosures, SFR, 2 story used, GLA 1089-1689, 1946-1966 year built, comp proximity is important, within ¼ mile radius there is 1 comp, within ½ mile radius there is 1 comps, there is no active, no pending and 1 sold comps, due to shortage of comps extended sold date 5/1/22 there is 2 comps, there is a shortage of two story comps, extended radius one mile there is no new comps, removed age from search there is no new comps, removed stories from search within ½ mile radius there is 1 active, 2 pending and 7 sold comps. There is a shortage of similar stories for active/pending comps and single story comps are used. There is a shortage of comps with similar stories and Inground pool. Sold comps will be adjusted for the pool and sold 2 has a pool. 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 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



Street

Listing Photos

L1 2304 Indianapolis Ave E
Fresno, CA 93726



Front

L2 2634 Gettysburg Ave E
Fresno, CA 93726



Front

L3 4720 Valeria St N
Fresno, CA 93726



Front

Sales Photos

S1 4853 Doon Way N
Fresno, CA 93726



Front

S2 4751 N Thesta st
Fresno, CA 93726



Front

S3 4834 Diana St N
Fresno, CA 93726



Front

ClearMaps Addendum

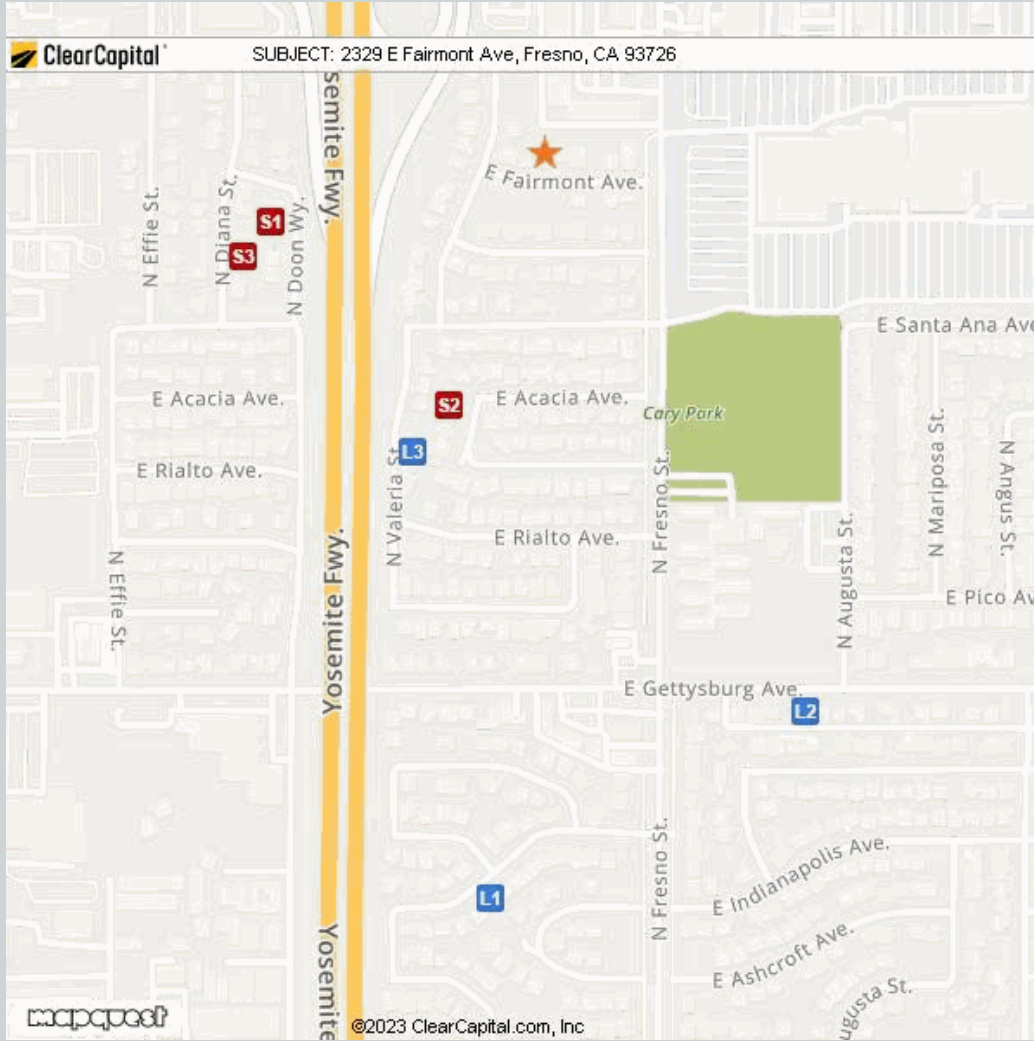
Address ★ 2329 E Fairmont Avenue, Fresno, CALIFORNIA 93726

Loan Number 53234

Suggested List \$321,000

Suggested Repaired \$323,000

Sale \$321,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2329 E Fairmont Avenue, Fresno, California 93726	--	Parcel Match
L1 Listing 1	2304 Indianapolis Ave E, Fresno, CA 93726	0.51 Miles ¹	Parcel Match
L2 Listing 2	2634 Gettysburg Ave E, Fresno, CA 93726	0.42 Miles ¹	Parcel Match
L3 Listing 3	4720 Valeria St N, Fresno, CA 93726	0.22 Miles ¹	Parcel Match
S1 Sold 1	4853 Doon Way N, Fresno, CA 93726	0.19 Miles ¹	Parcel Match
S2 Sold 2	4751 N Thesta St, Fresno, CA 93726	0.19 Miles ¹	Parcel Match
S3 Sold 3	4834 Diana St N, Fresno, CA 93726	0.22 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	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	2.28 miles	Date Signed	04/14/2023

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.