

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 | 5964 E Fedora Avenue, Fresno, CA 93727 | Order ID | 8700743 | Property ID | 34109400 |
| Inspection Date | 04/17/2023 | Date of Report | 04/17/2023 | | |
| Loan Number | 53275 | APN | 496-102-10 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Fresno | | |

Tracking IDs

| | | | |
|--------------------------|----------------------|----------------------|----------------------|
| Order Tracking ID | 04.17.23 BPO Request | Tracking ID 1 | 04.17.23 BPO Request |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|--------------------|--|
| Owner | Rivera Constance R | Condition Comments Single story, stucco exterior, composition roof, two car garage attached. Light on by front door. |
| R. E. Taxes | \$584 | |
| Assessed Value | \$46,301 | |
| Zoning Classification | 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 | Suburban | Neighborhood Comments Subject is near basin, park, businesses; 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 3 active(s), 1 pending, and 3 sold comps and in the last year there are 9 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: \$271,000 High: \$312,000 | |
| 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 | 5964 E Fedora Avenue | 3646 Ezie Ave N | 1438 Ashlan Ave | 5650 Austin Way E |
| City, State | Fresno, CA | Fresno, CA | Clovis, CA | Fresno, CA |
| Zip Code | 93727 | 93727 | 93611 | 93727 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.11 ¹ | 0.80 ¹ | 1.01 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$305,000 | \$335,000 | \$325,000 |
| List Price \$ | -- | \$305,000 | \$335,000 | \$325,000 |
| Original List Date | | 03/02/2023 | 03/22/2023 | 04/17/2023 |
| DOM · Cumulative DOM | -- · -- | 46 · 46 | 7 · 26 | 0 · 0 |
| Age (# of years) | 57 | 47 | 45 | 66 |
| Condition | Average | Average | Good | 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 ranch | 1 Story ranch | 1 Story ranch | 1 Story ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,108 | 1,185 | 1,140 | 1,069 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 1 |
| Total Room # | 6 | 6 | 6 | 5 |
| 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 | -- | -- | -- | -- |
| Lot Size | .14 acres | 0.15 acres | 0.18 acres | 0.19 acres |
| Other | na | solar | na | na |

* 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** A great opportunity to own a lovely 3 bed 2 bath home in the heart of Fresno located within the highly rated Clovis Unified School system. With potential RV parking this home sits on a corner lot within a quiet neighborhood and has ease of access to all major local Freeways and Clovis Ave. The kitchen features a breakfast eating bar updated cabinets countertops and appliances with an attached dining area. All three bedrooms are great in size for all of your family needs. This home is perfect for the first time homebuyer or an investor that is looking to add to their portfolio. Contact me today to schedule your showing
- Listing 2** Welcome to this stylishly remodeled home in the coveted Clovis Unified School District This charming property offers 3 bedrooms and 1 3/4 bathrooms creating a comfortable and inviting living space. From the moment you enter the front door youll be greeted by a cozy living room that flows seamlessly into the dining area and stunning kitchen.Outside youll find a spacious backyard thats perfect for summer BBQs or enjoying the California sunshine. With a large patio area and plenty of space to play this backyard offers an amazing foundation to any dream backyard design.Also to note - refrigerator washer dryer and trampoline are all included in the sale. Fully equipped for a first-time homebuyer or investor
- Listing 3** This delightful home located in Tarpey Village is ready for you to move in Boasting three generously sized bedrooms and a bathroom with tile flooring throughout this property offers comfort and style. It has been updated with a new HVAC in 2020 and rewired in 2022. Additionally a new roof was installed in 2017 ensuring a well-maintained home for years to come. Situated in the highly sought-after Clovis Unified school district this location is close to shopping restaurants and various biking and walking trails. Dont miss out on the opportunity to make this cozy home yours. Schedule your viewing today

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 5964 E Fedora Avenue | 3207 Stanford Ave N | 3770 Claremont Ave N | 5856 Dakota Ave E |
| City, State | Fresno, CA | Fresno, CA | Fresno, CA | Fresno, CA |
| Zip Code | 93727 | 93727 | 93727 | 93727 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.30 ¹ | 0.41 ¹ | 0.34 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$265,000 | \$312,000 | \$287,500 |
| List Price \$ | -- | \$270,000 | \$312,000 | \$287,500 |
| Sale Price \$ | -- | \$271,000 | \$312,000 | \$300,000 |
| Type of Financing | -- | Conv | Conv | Conv |
| Date of Sale | -- | 11/18/2022 | 12/09/2022 | 03/14/2023 |
| DOM · Cumulative DOM | -- · -- | 5 · 35 | 6 · 41 | 6 · 39 |
| Age (# of years) | 57 | 52 | 47 | 47 |
| Condition | Average | Good | 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 ranch | 1 Story ranch | 1 Story ranch | 1 Story ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,108 | 1,000 | 1,124 | 1,204 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 1 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 5 | 6 | 6 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 1 Car | 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 | -- | -- | -- | -- |
| Lot Size | .14 acres | 0.17 acres | 0.14 acres | 0.17 acres |
| Other | na | na | na | solar |
| Net Adjustment | -- | -\$3,880 | -\$10,880 | -\$21,540 |
| Adjusted Price | -- | \$267,120 | \$301,120 | \$278,460 |

* 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** Begin your next chapter in this charming abode This three bedroom one bath home is ideal for all buyers featuring open living and dining areas and ample storage throughout. The large backyard is highlighted by dedicated space that could be used for a pool or trampoline and includes a patio area for outdoor entertaining. The possibilities are endless with this quaint gem. Schedule your showing today Deducted(-)\$10k updates, \$2k age, \$1200 lot Added (+)\$4320 sf, \$5k garage
- Sold 2** Dont miss this perfect starter home with large back yard in Clovis Unified School District. This 3 bed and 2 bath home sits in a quiet tree lined neighborhood. With tile floors fresh paint newer windows and a modern kitchen with a gas stove. Large windows allow for an abundance of natural light in this cozy home. Theres plenty of room to relax by the fireplace or watch TV in the living room. Deducted (-)\$4k age, \$640 sf, \$6240 buyers closing cost no specific amount listed on MLS sheet so it is estimated at 2%
- Sold 3** Welcome to 5856 E Dakota Ave This 3 bedroom 1 3/4 bath home features a living room a den and spacious kitchen. The large backyard offers space for storage a large patio area and large grassy area. This home is located in close proximity to Mountain Mikes Pizza Vons Dollar Tree Hanks Swank Par 3 Golf Course Walgreens CVS Miramonte Elementary School Hwy 180 and much more Contact your Realtor today. Deducted (-)\$10k solar, \$4k age, \$3840 sf, \$1200 lot, \$2500 seller concessions

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 | \$277,000 | \$277,000 |
| Sales Price | \$277,000 | \$277,000 |
| 30 Day Price | \$267,120 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Search parameters used for comps, Fresno MLS, sold 10/19/22 or sooner, no short sales or foreclosures, SFR, 1 story used, GLA 900-1300, 1956-1976 year built, comp proximity is important, within ¼ mile radius there is 1 comps, within ½ mile radius there is 7 comps, there is 1 active, no pending and 6 sold comps, 3 out of 7 comps are updated and there is a shortage of active/pending comps extended radius one mile there is 1 comp due to shortage of comps, removed age from search there is 2 comps, moved GLA to 800-1400 sf there is 4 comps all of them but 1 is updated so extended radius up two miles for similar condition comps. All comps are 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 The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 3646 Ezie Ave N
Fresno, CA 93727



Front

L2 1438 Ashlan Ave
Clovis, CA 93611



Front

L3 5650 Austin Way E
Fresno, CA 93727



Front

Sales Photos

S1 3207 Stanford Ave N
Fresno, CA 93727



Front

S2 3770 Claremont Ave N
Fresno, CA 93727



Front

S3 5856 Dakota Ave E
Fresno, CA 93727



Front

ClearMaps Addendum

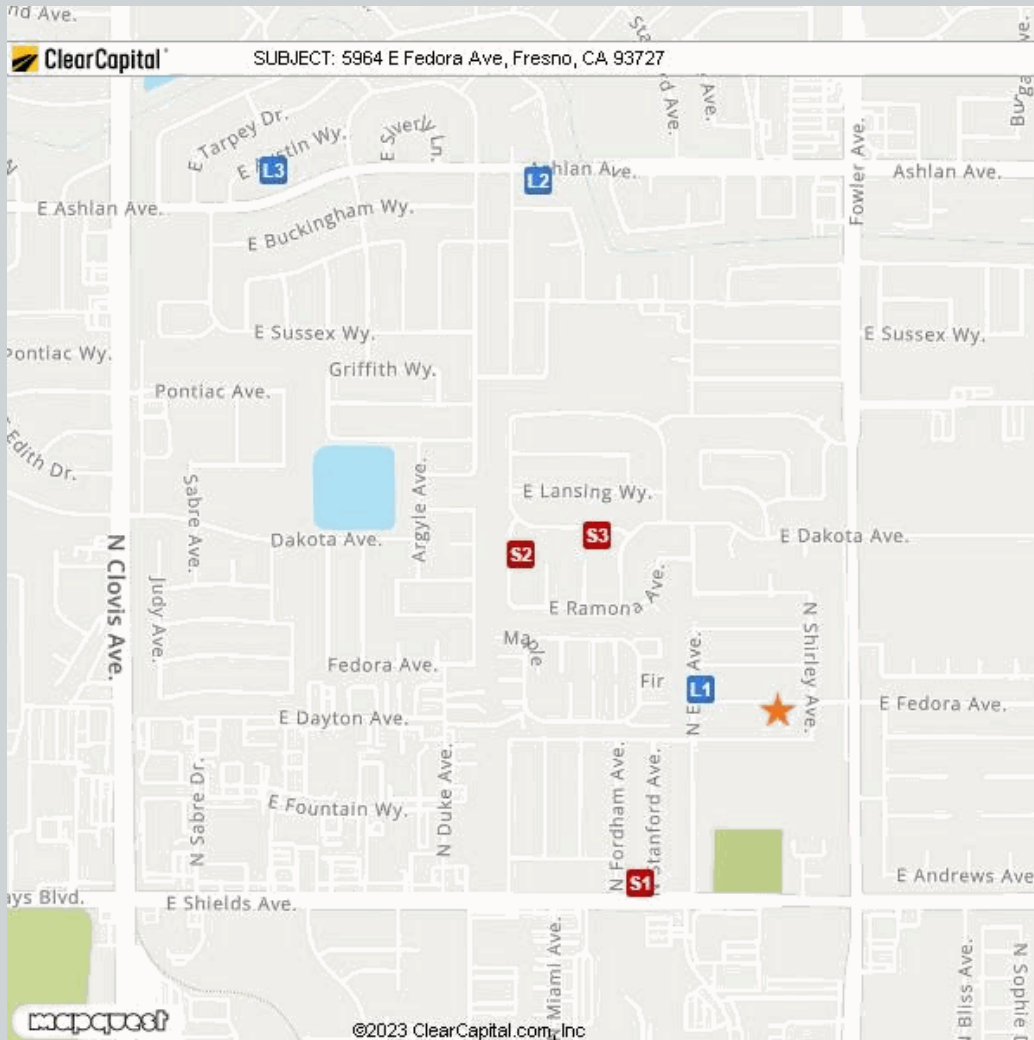
Address ★ 5964 E Fedora Avenue, Fresno, CA 93727

Loan Number 53275

Suggested List \$277,000

Suggested Repaired \$277,000

Sale \$277,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 5964 E Fedora Avenue, Fresno, CA 93727 | -- | Parcel Match |
| L1 Listing 1 | 3646 Ezie Ave N, Fresno, CA 93727 | 0.11 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1438 Ashlan Ave, Clovis, CA 93611 | 0.80 Miles ¹ | Parcel Match |
| L3 Listing 3 | 5650 Austin Way E, Fresno, CA 93727 | 1.01 Miles ¹ | Parcel Match |
| S1 Sold 1 | 3207 Stanford Ave N, Fresno, CA 93727 | 0.30 Miles ¹ | Parcel Match |
| S2 Sold 2 | 3770 Claremont Ave N, Fresno, CA 93727 | 0.41 Miles ¹ | Parcel Match |
| S3 Sold 3 | 5856 Dakota Ave E, Fresno, CA 93727 | 0.34 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.

Report Instructions - cont.

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.

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 | 7.69 miles | Date Signed | 04/17/2023 |

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.