

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	2637 E Brown Avenue, Fresno, CA 93703	Order ID	8719668	Property ID	34149112
Inspection Date	05/01/2023	Date of Report	05/01/2023		
Loan Number	53287	APN	445-201-12		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	05.01.23 BPO Request	Tracking ID 1	05.01.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Daggett Gary W	Condition Comments	
R. E. Taxes	\$1,538	Stucco exterior, composition roof, garage looks detached per aerial view per tax records one car garage is partially visible due to fence, fireplace. Per tax records subject bathroom is 1.25., One of the windows is boarded, there appears to be foil on windows, yard shows signs of deferred maintenance. Subdivision Harvard Terrace	
Assessed Value	\$118,596		
Zoning Classification	RS5		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$400		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$400		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is near businesses, Highway 41, schools, medical offices; 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 2 active(s), no pending, and 6 sold comps and in the last year there are 11 home(s) that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search.	
Sales Prices in this Neighborhood	Low: \$234,340 High: \$250,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2637 E Brown Avenue	3024 Peralta Way E	2257 Andrews Ave E	2955 Michigan Ave E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93703	93703	93726	93703
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.73 ¹	0.44 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,900	\$289,000	\$236,500
List Price \$	--	\$249,900	\$279,000	\$236,500
Original List Date		03/11/2023	04/18/2023	03/24/2023
DOM · Cumulative DOM	-- · --	9 · 51	12 · 13	4 · 38
Age (# of years)	72	82	70	73
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,172	1,223	1,045	1,020
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Detached 1 Car	Attached 3 Car(s)	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	0.32 acres	0.15 acres	0.19 acres
Other	--	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** Great investment opportunity located close to freeways. Home is situated on a 14000 sq. ft. lot and completely fenced. Four car garage plus carport large enough to fit three cars. HVAC is newer and a small breakfast nook addition in the front was added for extra square footage. The back porch has also been enclosed and can be used for a third bedroom or living space. There is a small building in the backyard that can be used for a gym home office game room or extra bedroom. Large grassy area in the front with two mature orange trees and one lemon tree automatic sprinklers and a gazebo. This home is in good condition and priced to sell quickly. Call for appointment.
- Listing 2** This 2 bed 1 bath home would be great for a first time home buyer or an investment property. Hardwood flooring is throughout the main living area of this home. The kitchen comes with a freestanding electric cooktop. The bathroom has been updated with newer flooring tile and vanity. The outdoor space is quaint and ready for a little TLC.
- Listing 3** Welcome to this charming home located in the well established centrally located McLane neighborhood. Separate kitchen and dining room are perfect for holidays and family gatherings. Spacious backyard is great for kids entertaining or gardening. One car detached garage provides many possibilities. Let your imagination run wild. Make this your home before its gone. Schedule a showing today.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2637 E Brown Avenue	1934 Simpson Ave E	2014 Harvard Ave E	2235 Brown Ave E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93703	93703	93703	93703
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.41 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,950	\$249,800	\$239,000
List Price \$	--	\$249,950	\$249,800	\$239,000
Sale Price \$	--	\$250,000	\$246,500	\$240,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	12/12/2022	02/15/2023	04/04/2023
DOM · Cumulative DOM	-- · --	27 · 56	6 · 40	7 · 32
Age (# of years)	72	68	77	75
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	1,172	1,124	1,368	1,054
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 1	3 · 1	2 · 1
Total Room #	4	5	5	4
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Attached 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	.19 acres	0.12 acres	0.17 acres	0.19 acres
Other	--	na	na	na
Net Adjustment	--	-\$15,660	-\$6,780	+\$4,440
Adjusted Price	--	\$234,340	\$239,720	\$244,440

* 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** All redone inside. New Windows New paint carpet inside. The kitchen has new granite countertops and will come with a new gas range. The bathroom was a new tile shower and vanity. Great house for the money. Broker is the owner. Deducted (-)\$15k condition, \$1200 age, \$3k bed Added (+)\$1440 sf, \$2100 lot
- Sold 2** Its time to shine With a little TLC this home awaits a new homeowner or investor A 2 bedroom 1 bath PLUS bonus room that could be an additional bedroom or family room. Kitchen offers tons of storage space great for your cooking needs All carpet has been removed for rooms leaving a clean slate exposing the hardwood floors the home offers. The backyard is perfect for hosting offering so much space for amenities and entertainment. Schedule your viewing today Added (+)\$1500 age, \$600 lot Deducted (-)\$5880 sf, \$3k bed
- Sold 3** Dont miss out on this great opportunity. Home features 2 good size bedrooms. Large back yard for family gatherings and BBQS. Close proximity to Veterans Hospital. Easy access to freeways. Centrally located. Needs some TLC. Schedule your showing today Added (+)\$900 age, \$3540 sf

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	\$244,040	\$244,440
Sales Price	\$244,040	\$244,440
30 Day Price	\$236,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 11/02/22 or sooner, no short sales or foreclosures, SFR, 1 story, GLA 972-1400, 1941-1961 in year built, comp proximity is important, within ¼ mile radius there is 4 comps, within ½ mile radius there is 9 comps, there is 2 actives, no pending and 7 sold comps. There are 4 sold comps that are updated, there is 1 updated sold comp used and extended radius one mile for active/pending comp. 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 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



Front



Address Verification



Address Verification



Side



Street

Listing Photos

L1 3024 Peralta Way E
Fresno, CA 93703



Front

L2 2257 Andrews Ave E
Fresno, CA 93726



Front

L3 2955 Michigan Ave E
Fresno, CA 93703



Front

Sales Photos

S1 1934 Simpson Ave E
Fresno, CA 93703



Front

S2 2014 Harvard Ave E
Fresno, CA 93703



Front

S3 2235 Brown Ave E
Fresno, CA 93703



Front

ClearMaps Addendum

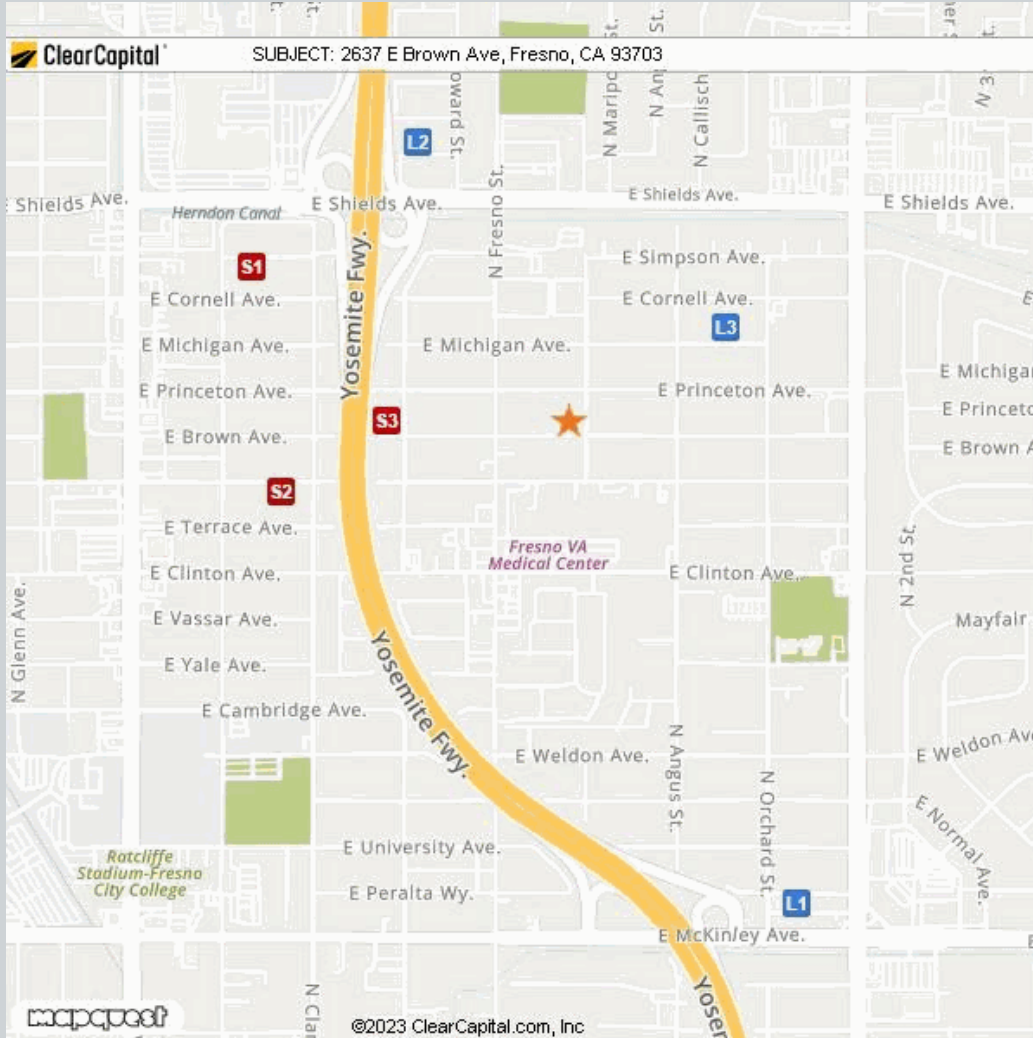
Address ★ 2637 E Brown Avenue, Fresno, CA 93703

Loan Number 53287

Suggested List \$244,040

Suggested Repaired \$244,440

Sale \$244,040



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2637 E Brown Avenue, Fresno, CA 93703	--	Parcel Match
L1 Listing 1	3024 Peralta Way E, Fresno, CA 93703	0.73 Miles ¹	Parcel Match
L2 Listing 2	2257 Andrews Ave E, Fresno, CA 93726	0.44 Miles ¹	Parcel Match
L3 Listing 3	2955 Michigan Ave E, Fresno, CA 93703	0.25 Miles ¹	Parcel Match
S1 Sold 1	1934 Simpson Ave E, Fresno, CA 93703	0.48 Miles ¹	Parcel Match
S2 Sold 2	2014 Harvard Ave E, Fresno, CA 93703	0.41 Miles ¹	Parcel Match
S3 Sold 3	2235 Brown Ave E, Fresno, CA 93703	0.25 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	4.25 miles	Date Signed	05/01/2023

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.