

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	14 Blue Teal Court, Lodi, CA 95242	Order ID	9103445	Property ID	34969083
Inspection Date	01/11/2024	Date of Report	01/11/2024		
Loan Number	54164	APN	055-290-090-000		
Borrower Name	Champerly Real Estate 2015 LLC	County	San Joaquin		

Tracking IDs

Order Tracking ID	1.9_UpdatedAtlasBPOs	Tracking ID 1	1.9_UpdatedAtlasBPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Darin S Punl	Condition Comments	
R. E. Taxes	\$2,075	<p>The subject is a double wide mobile/manufactured home. Its exterior finish is wood siding and brick. It features a 2 car covered carport. It appears to have an attached storage or living area at the back end of the carport. The front yard landscaping is maintained and in average condition. The subject appears vacant as the windows have no window coverings but the home appears secured, and all doors and windows closed. The subject is located at the end of the street and is neighboring to a recreational area. It also has additional parking across the street, and is surrounded by similar mobile/manufactured homes similar in year built.</p>	
Assessed Value	\$147,415		
Zoning Classification	Mobile/Manufactured		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(Doors were closed and appears secured.)			
Ownership Type	Leasehold		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Tower Park Village - Space Rent		
Association Fees	\$182 / Month (Pool,Tennis,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Slow	<p>The Tower Park Village community has mobile/manufactured homes that are built from 1985 to 2017 and range from 1120 to 1820 living sq ft. There has been a shortage of inventory, decrease in property values and an increase in marketing time within the past 6 months. The average market time for this neighborhood/community has increased to 116 days. The neighborhood is located near a recreational area and a highway, as well as water channels.</p>	
Sales Prices in this Neighborhood	Low: \$62,000 High: \$350,000		
Market for this type of property	Decreased 1 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	14 Blue Teal Court	3680 Porter Cir #43	3704 Porter Cir #37	8 Blackberry Ct
City, State	Lodi, CA	Bethel Island, CA	Bethel Island, CA	Lodi, CA
Zip Code	95242	94511	94511	95242
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	8.85 ¹	8.89 ¹	0.09 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$180,000	\$210,000	\$399,000
List Price \$	--	\$180,000	\$210,000	\$349,000
Original List Date		12/01/2023	06/01/2023	08/17/2023
DOM · Cumulative DOM	-- · --	23 · 41	224 · 224	147 · 147
Age (# of years)	36	34	35	27
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 double wide	1 Story double wide	1 Story double wide	1 Story single
# Units	1	1	1	1
Living Sq. Feet	1,680	1,248	1,440	1,548
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 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	0.12 acres	0 acres	0 acres	0 acres
Other	shed	shed	none	none

* 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** Comp Listing 1 is inferior in GLA but is used for being similar in property type, and year built. Per the MLS, this comp has all new kitchen appliances, new flooring throughout, new interior and exterior paint. Listing History: currently in Pending status; pending/contract date 12/24/2023. Value Adjustment: year (-\$2,000) GLA (+\$19,440) bedroom (-\$5,000) updates (-\$8,000) location (+\$100,000) = Adjusted Value \$284,400
- Listing 2** Comp Listing 2 is smaller in GLA but is used for being similar in year built and style. Per the MLS, this comp has updated flooring and kitchen counter top. Listing History: currently in Active status. Value Adjustment: year (-\$1,000) GLA (+\$10,800) bedroom (-\$5,000) updates (-\$5,000) location (+\$100,000) = Adjusted Value \$309,800
- Listing 3** Comp Listing 3 is used for being most similar to the subject as it is located in the same park as the subject, and is similar in style. Listing History: currently in Active status. Value Adjustment: year (-\$9,000) GLA (+\$5,940) bedroom (-\$5,000) = Adjusted Value \$340,940

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	14 Blue Teal Court	16068 Harbor Dr	202 Fairway Dr #F-202	3686 Hawthorne Dr #76
City, State	Lodi, CA	Isleton, CA	Bethel Island, CA	Bethel Island, CA
Zip Code	95242	95641	94511	94511
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	8.53 ¹	9.58 ¹	8.89 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$175,000	\$235,000	\$198,000
List Price \$	--	\$175,000	\$235,000	\$185,000
Sale Price \$	--	\$165,000	\$225,000	\$176,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	11/03/2023	10/10/2023	10/17/2023
DOM · Cumulative DOM	-- · --	189 · 237	55 · 116	165 · 271
Age (# of years)	36	47	18	42
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	Beneficial ; Golf Course	Neutral ; Residential
Style/Design	1 Story double wide	1 Story double	1 Story double	1 Story double
# Units	1	1	1	1
Living Sq. Feet	1,680	1,248	1,404	1,592
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0 acres	0 acres	0 acres
Other	shed	none	none	shed
Net Adjustment	--	+\$130,440	+\$89,420	+\$109,960
Adjusted Price	--	\$295,440	\$314,420	\$285,960

* 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** Comp Sale 1 is inferior in GLA but is used for being one of the limited comps available that is close in GLA, a recent sale and is similar in property type and bed/bath count. Per the MLS, this comp has new flooring and an updated kitchen. Listing History: pending/contract date 11/3/2023; no seller credits. Value Adjustment: year (+\$11,000) GLA (+\$19,440) location (+\$100,000) updates (-\$8,000)
- Sold 2** Comp Sale 2 is smaller in GLA but is used for being similar in property type and is one of the limited comps available. Per the MLS, this comp has views of the golf course. Listing History: pending/contract date 10/10/2023; seller credit unknown. Value Adjustment: year (-\$18,000) GLA (+\$12,420) bedroom (-\$5,000) location (+\$100,000) view (-\$10,000)
- Sold 3** Comp Sale 3 is used for being closest and most similar to the subject in year built, style/property type and bed/bath count. Per the MLS, this comp has a new enclosed patio, new windows, shed, new flooring throughout and fresh exterior paint, new kitchen appliances. Listing History: pending/contract date 10/17/2023. Value Adjustment: year (+\$6,000) GLA (+\$3,960) location (+\$100,000) updates (-\$10,000)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per the MLS, Tax Records and Public Records, there is no listing or sales history for the subject to note.			
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	\$295,000	\$295,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$286,000	--
Comments Regarding Pricing Strategy		
<p>There was a prior report completed for this property in September of 2023. At that time, the subjects marketing strategy was \$284,500-\$292,000. It appears to be in the same ballpark as of the last report. The window screens also appeared to be in need of replacement in the prior report but there is no repairs needed that was visible, at this time. The subject conforms to its immediate community park in property type and overall age. It is to be noted that the proximity field had to be exceeded, out 10+ miles, in order to find similar type properties, as the subject is located in a Rural area with limited comps available, as well as the year built and GLA threshold had to be exceeded. All comps are closest to the subject in GLA as possible, as well as the year built. A price adjustment has been made for all differences. When determining the subjects marketing strategy, Comp Sale 3 and Listing 3 are used as they are closest to the subject in GLA out of the limited comps available.</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



Side



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 3680 Porter Cir #43
Bethel Island, CA 94511



Front

L2 3704 Porter Cir #37
Bethel Island, CA 94511



Front

L3 8 Blackberry Ct
Lodi, CA 95242



Front

Sales Photos

S1 16068 Harbor Dr
Isleton, CA 95641



Front

S2 202 Fairway Dr #F-202
Bethel Island, CA 94511



Front

S3 3686 Hawthorne Dr #76
Bethel Island, CA 94511



Front

ClearMaps Addendum

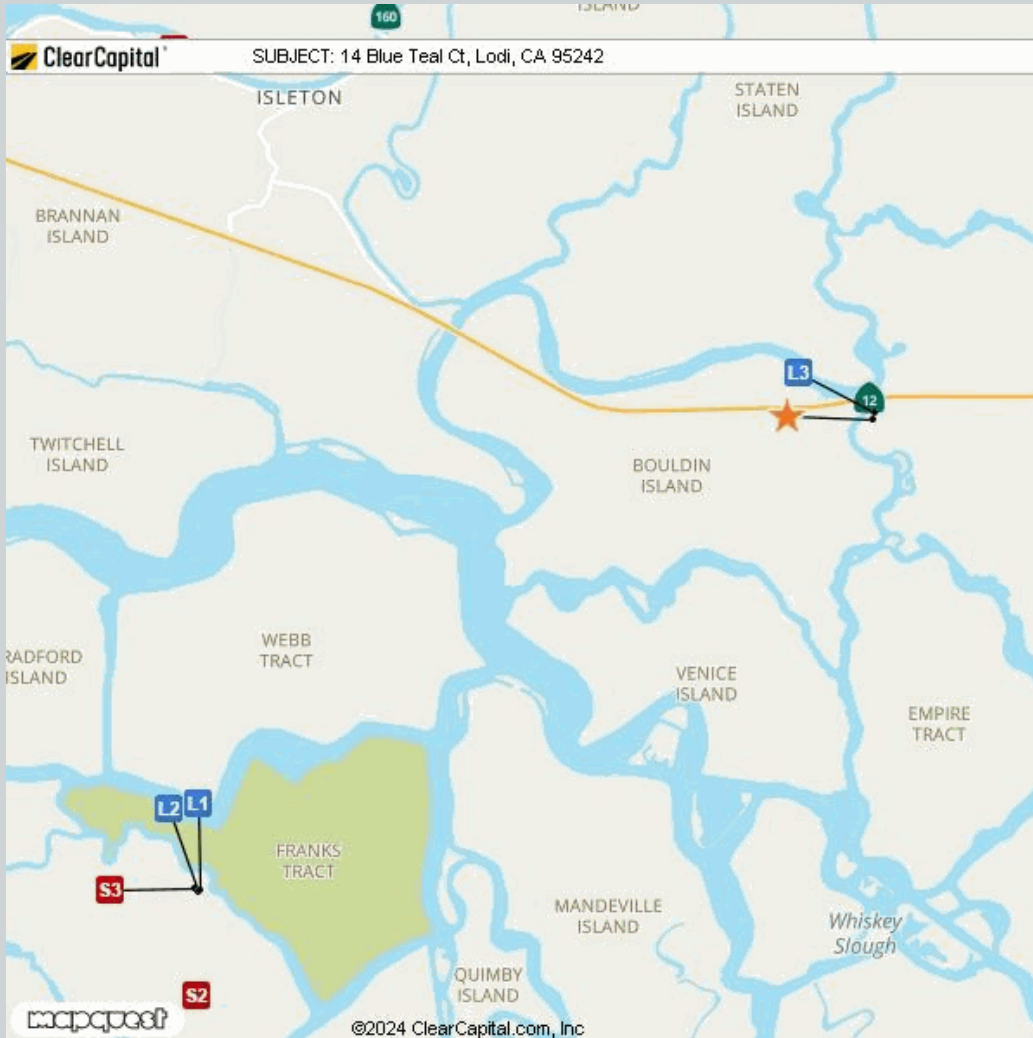
Address ★ 14 Blue Teal Court, Lodi, CA 95242

Loan Number 54164

Suggested List \$295,000

Suggested Repaired \$295,000

Sale \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14 Blue Teal Court, Lodi, CA 95242	--	Parcel Match
L1	3680 Porter Cir #43, Bethel Island, CA 94511	8.85 Miles ¹	Parcel Match
L2	3704 Porter Cir #37, Bethel Island, CA 94511	8.89 Miles ¹	Parcel Match
L3	8 Blackberry Ct, Lodi, CA 95242	0.09 Miles ¹	Parcel Match
S1	16068 Harbor Dr, Isleton, CA 95641	8.53 Miles ¹	Street Centerline Match
S2	202 Fairway Dr #F-202, Bethel Island, CA 94511	9.58 Miles ¹	Parcel Match
S3	3686 Hawthorne Dr #76, Bethel Island, CA 94511	8.89 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	Stacy Lahn	Company/Brokerage	Ardent Realty & Associates
License No	01482455	Address	3055 Ashton St Lodi CA 95242
License Expiration	03/04/2027	License State	CA
Phone	9255252663	Email	stacylahn@yahoo.com
Broker Distance to Subject	10.23 miles	Date Signed	01/11/2024

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.