

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	140 E Babcock Ave, Visalia, CA 93291	Order ID	9150359	Property ID	35058450
Inspection Date	02/08/2024	Date of Report	02/10/2024		
Loan Number	55015	APN	091-030-023-000		
Borrower Name	Champerty Real Estate 2015 LLC	County	Tulare		

Tracking IDs

Order Tracking ID	2.7_Atlas_BPO	Tracking ID 1	2.7_Atlas_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champerty Real estate 2015 Llc	Condition Comments	
R. E. Taxes	\$483	<p>Please note - Request for exterior inspection only therefore any interior repair and/or updates needed are unknown. According to current MLS # 227330 "Active" listing subject property MLS Listing shows "Home recently renovated". Subject property is a single story single family residence with a composition roof, central heating and cooling, on a "Dead end" street, storage shed and a one (1) car carport parking space. In a FEMA Flood Zone "AE". From exterior inspection completed 2/08/2024 subject property appears to be in fairly good condition and being fairly well maintained. From exterior inspection no exterior repair issues noted therefore no repairs listed here or above. Please note - Street in front of subject property "Dead Ends" directly East of subject and is gated with a school directly on the other side therefore no additional construction would currently be available East of subject property. Please note - Tulare County Tax Records show subject property to have one (1) bathroom, but the current Tulare County MLS # 227330 show subject property to have two (2) bathrooms. For this valuation since MLS # 227330 is current and an "Active" listing we have used Two (2) bathrooms for this subject property in this valuation report.</p>	
Assessed Value	\$44,309		
Zoning Classification	R16		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Subject is currently for sale, Listing Agent secured)			
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	
Local Economy	Stable	<p>Subject property immediate neighborhood is of single family residence properties on a "Dead End" street that stops and is gated right after the subject property with a school currently on the East side. From exterior inspection of the immediate neighborhood SFR properties about half appear to be owner occupied with the balance being rental properties. There is easy access to major streets, highways, schools, shopping, etc.</p>	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$560,000		
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	140 E Babcock Ave	1010 N Stover Street	915 W Tulare Avenue	1429 W Tulare Avenue
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93291	93292	93277	93277
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.24 ¹	2.20 ¹	2.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$280,000	\$325,000	\$346,500
List Price \$	--	\$300,000	\$315,000	\$339,800
Original List Date		09/05/2023	12/01/2023	12/04/2023
DOM · Cumulative DOM	-- · --	107 · 158	28 · 71	68 · 68
Age (# of years)	79	64	67	69
Condition	Average	Average	Fair	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 1 Story	1 Story 1 Story	1 Story 1 Story	1.5 Stories 1 Story
# Units	1	1	1	1
Living Sq. Feet	1,553	1,472	1,869	1,687
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	4 · 2	3 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Carport 1 Car	None	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	0.21 acres	0.15 acres	0.19 acres	0.21 acres
Other	--	Fireplace	Fireplace	Fireplace

* 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** Traditional sale property with a composition roof.. Fireplace in family room. Inside laundry. Covered patio. The garage has been converted into additional living space therefore no garage. In a FEMA Flood Zone "AE".
- Listing 2** Traditional sale property with a composition roof. Fireplace in living room. Storage "Tuff" shed. Inside laundry. Covered patio. "The property needs some TLC, but with some creative planning it's poised to become a masterpiece and offers great potential for the right buyer. Thre is a leekak in one of the bedrooms that needs attention as well". Two (2) car attached garage. In a FEMA Flood Zone "AE".
- Listing 3** Traditional sale property with a composition roof. Fireplace in living room. Living room, family room and inside laundry room. Covered patio. Two (2) car attached garage. Not in a FEMA Flood Zone area.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	140 E Babcock Ave	1006 N Jacob Street	1118 N Conyer Street	1001 W Riggins Avenue
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93291	93291	93291	93291
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.86 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$280,000	\$285,000	\$309,000
List Price \$	--	\$280,000	\$285,000	\$299,900
Sale Price \$	--	\$280,000	\$296,000	\$305,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	09/22/2023	09/28/2023	01/25/2024
DOM · Cumulative DOM	-- · --	7 · 50	7 · 0	55 · 76
Age (# of years)	79	72	85	64
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 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
# Units	1	1	1	1
Living Sq. Feet	1,553	1,416	1,502	1,436
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Carport 1 Car	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.20 acres	0.23 acres	0.18 acres
Other	--	Fireplace	--	--
Net Adjustment	--	+\$20,208	+\$8,949	+\$20,267
Adjusted Price	--	\$300,208	\$304,949	\$325,267

* Sold 2 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** Traditional sale property with a composition roof. Fireplace in family room. Newer flooring throughout. Three (3) bedrooms, living room, family room, "Bonus room" and indoor laundry. Patio. Garage has been converted therefore no garage, but there is driveway parking. Not in a FEMA Flood Zone area. Adjustments for 1 car covered parking space (1500) plus difference in house square footage (20550) minus fireplace (1500) and lot size (342).
- Sold 2** Traditional sale property with a composition roof and hardwood flooring throughout. Three (3) bedrooms, living room and den. Forced air heating and central cooling. One (1) car attached garage. Two (2) gazebos. In a FEMA Flood Zone "AE". Adjustments for 1 bathroom (2500) plus difference in house square footage (7650) minus difference in lot size (1201).
- Sold 3** Traditional sale property with a composition roof. Newer flooring throughout. Fresh paint. Newer light fixtures. Four (4) bedrooms, living room and indoor laundry room. RV parking. Garage has been converted with permits, no garage. Not in a FEMA Flood Zone area. Adjustments for 1 car garage parking space (1500) plus difference in house (17550) and lot (1217) square footage.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Iron Key Real Estate	Tulare County Tax Records show subject property last with a "Sale Transfer" om 8/30/2023 for \$202,500 to current owner of record. Please note - This was a "Deed Transfer" and not an actual sale of this subject property therefore as directed we have not listed any sales over the last 12 months in the section directly below.					
Listing Agent Name	Gracelyn G. Nartinez						
Listing Agent Phone	(559) 802-8887						
# 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
01/19/2024	\$319,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$309,900	\$309,900
Sales Price	\$305,000	\$305,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
Due to location of subject property, year built, house square footage, bedrooms, bathrooms and lot size necessary to expand radius search to 3 miles, year built to 15 +/- years, house square footage to 25% +/- sq. ft. and sold comps back 6 months, mainly due to availability of Listing Comps. Markets in this area have been fairly active over the last 12 months; however, as interest rates have increased new properties coming on the market have leveled off. Currently markets are still fairly active with generally those properties that are priced right when they are first put on the market generally selling fairly quickly.		

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.

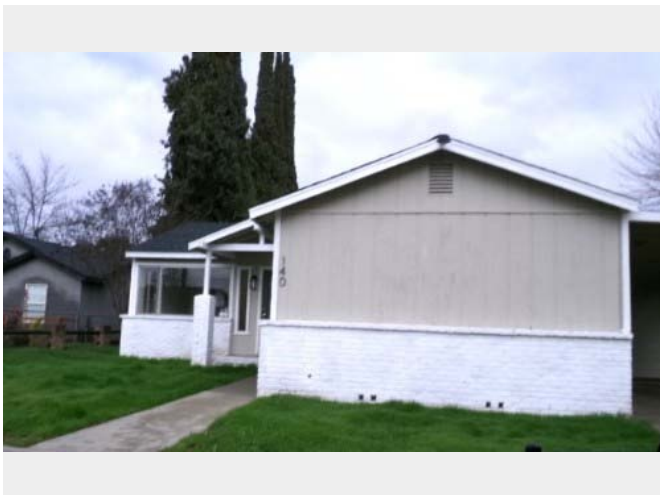
Subject Photos



Front



Front



Front



Front



Front



Front

Subject Photos



Front



Front



Front



Front



Front



Address Verification

Subject Photos



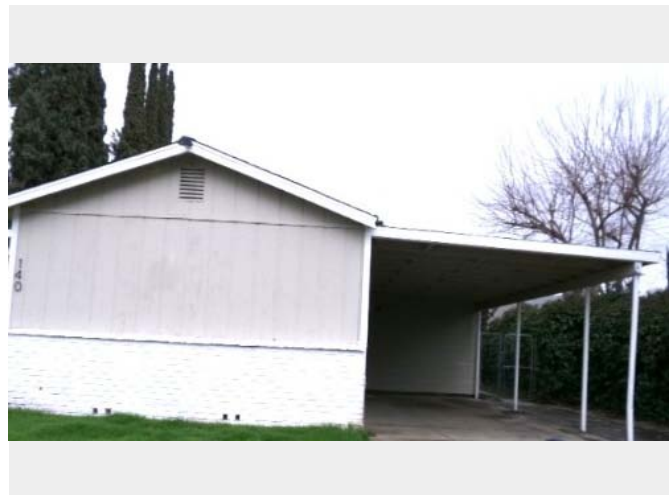
Side



Side



Side



Side



Side



Side

Subject Photos



Street



Street



Garage



Garage



Other



Other

Subject Photos



Other



Other



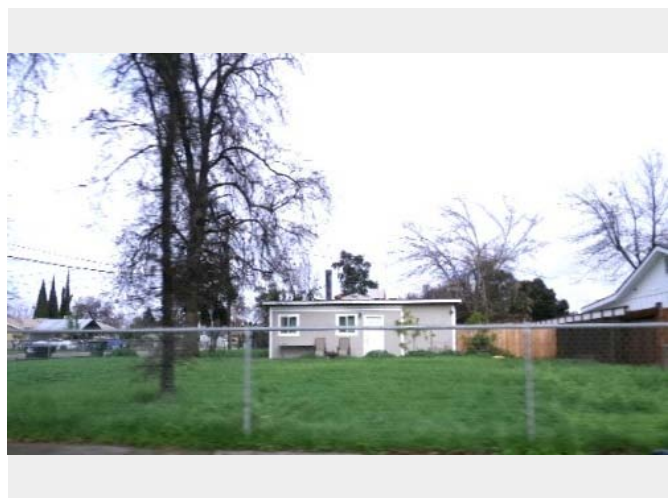
Other



Other



Other



Other

Listing Photos

L1 1010 N Stover Street
Visalia, CA 93292



Other

L2 915 W Tulare Avenue
Visalia, CA 93277



Other

L3 1429 W Tulare Avenue
Visalia, CA 93277



Other

Sales Photos

S1 1006 N Jacob Street
Visalia, CA 93291



Other

S2 1118 N Conyer Street
Visalia, CA 93291



Other

S3 1001 W Riggin Avenue
Visalia, CA 93291



Other

ClearMaps Addendum

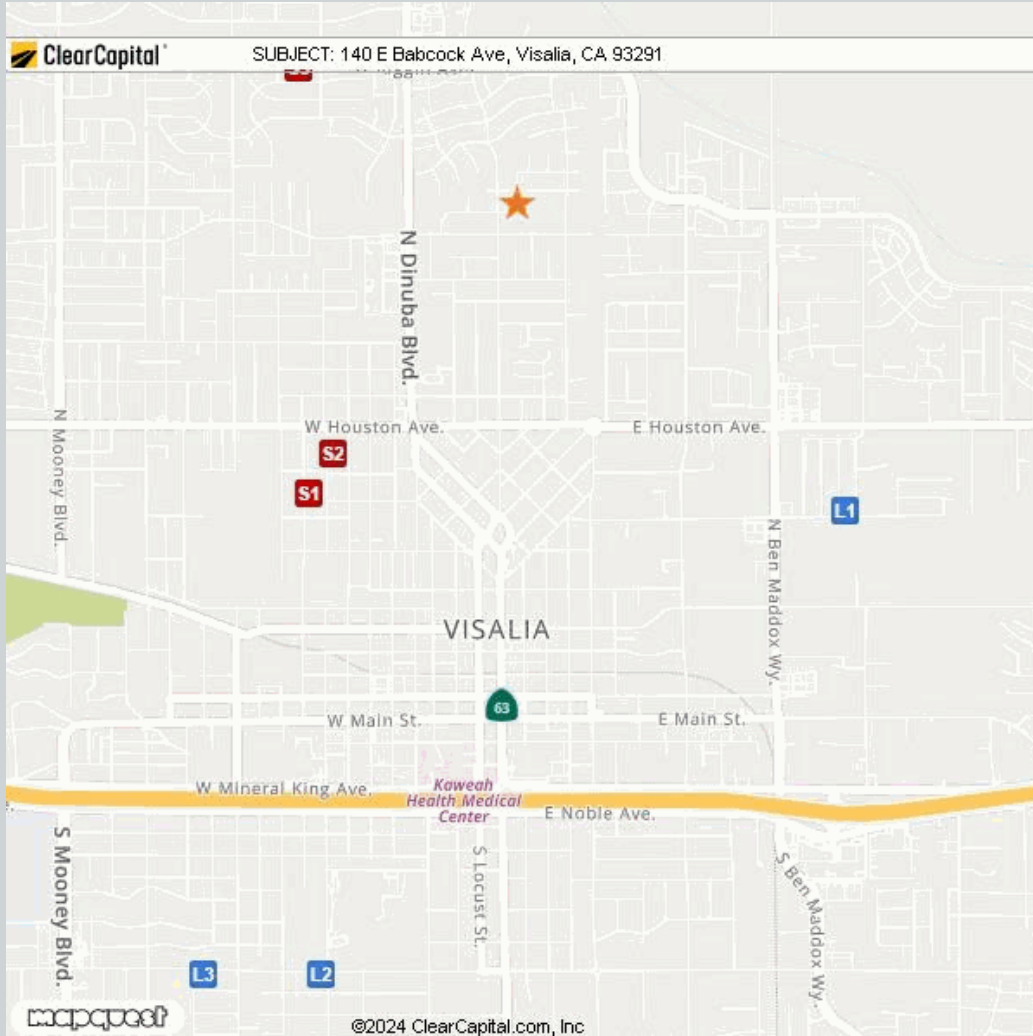
Address ★ 140 E Babcock Ave, Visalia, CA 93291

Loan Number 55015

Suggested List \$309,900

Suggested Repaired \$309,900

Sale \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	140 E Babcock Ave, Visalia, CA 93291	--	Parcel Match
L1 Listing 1	1010 N Stover Street, Visalia, CA 93292	1.24 Miles ¹	Parcel Match
L2 Listing 2	915 W Tulare Avenue, Visalia, CA 93277	2.20 Miles ¹	Parcel Match
L3 Listing 3	1429 W Tulare Avenue, Visalia, CA 93277	2.30 Miles ¹	Parcel Match
S1 Sold 1	1006 N Jacob Street, Visalia, CA 93291	0.98 Miles ¹	Parcel Match
S2 Sold 2	1118 N Conyer Street, Visalia, CA 93291	0.86 Miles ¹	Parcel Match
S3 Sold 3	1001 W Riggin Avenue, Visalia, CA 93291	0.71 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	Richard Bird	Company/Brokerage	Modern Broker, Inc.
License No	01779518	Address	1126 N. Bollinger Ct Visalia CA 93291
License Expiration	09/28/2026	License State	CA
Phone	5596350200	Email	r.bird@comcast.net
Broker Distance to Subject	2.82 miles	Date Signed	02/10/2024

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.