

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	3245 De Ovan Avenue, Stockton, CA 95204	Order ID	9206266	Property ID	35173603
Inspection Date	03/10/2024	Date of Report	03/13/2024		
Loan Number	55152	APN	109-370-09		
Borrower Name	Champery Real Estate 2015 LLC	County	San Joaquin		

Tracking IDs

Order Tracking ID	3.8_AtlasBPO_update	Tracking ID 1	3.8_AtlasBPO_update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champery Real Estate 2015 LLC	Condition Comments	
R. E. Taxes	\$3,900		Subject looks to be in average condition from the street
Assessed Value	\$180,448		
Zoning Classification	R-M		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Leasehold		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Pinewood Cove Condo		
Association Fees	\$374 / Month (Landscaping)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow		Subject is located in a SFR neighborhood
Sales Prices in this Neighborhood	Low: \$250,000 High: \$400,000		
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	3245 De Ovan Avenue	3591 Quail Lakes Dr	4941 Grouse Run Dr	4997 Gadwall Cir
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95204	95207	95207	95207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.44 ¹	1.60 ¹	1.56 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$289,900	\$340,000	\$342,000
List Price \$	--	\$289,900	\$299,000	\$310,000
Original List Date		01/12/2024	03/16/2023	10/31/2023
DOM · Cumulative DOM	-- · --	58 · 61	299 · 363	111 · 134
Age (# of years)	49	43	39	39
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Modern	2 Stories Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,192	995	1,167	1,167
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	2 · 2
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Detached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.0135 acres	0.0116 acres	0.0359 acres	0.0268 acres
Other	None	None	Water Frontage	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** Neat and clean Three Bedroom , Two bathroom biggest apartment unit in the complex. Stainless Steel appliances along with Granite kitchen countertops. Laminate flooring throughout the house. This complex offers Tennis & basketball courts, Spa, Pool and laundry facilities. Convenient location near shopping plaza and easy freeway access.
- Listing 2** Welcome to Quail Lakes, where beauty and elegance come together in this stunning move-in ready condo. Nestled in a private setting, this property exudes a serene vibe that will captivate you. Featuring 2 bedrooms and 2 baths, this condo offers ample space and abundant natural lighting throughout. Experience the outdoors seamlessly with sliding doors in the bedrooms, dining area, and living room. Conveniently located near I5, schools, shopping, and dining, you'll enjoy easy access to everything you need. The HOA takes care of your worries with gated spa access, outdoor maintenance, exterior wall upkeep, roof maintenance, and even covers the water utility. Come visit and fall in love with this cozy condo that perfectly blends comfort and style.
- Listing 3** Back on the Market Great Buyer's Incentive!!!!... Welcome to the Quail Lakes II Community! This 2br 2ba Condominium is Elegant and BEAUTIFUL!!!. This property has a peaceful atmosphere nice safe neighborhood with friendly neighbors and private security on the premises. Has access to a heated Spa located next to the unit outdoor maintenance and the water utility is included. Close to Hwy5. Shopping Dining and schools are near by. Come out and see this ELEGANT BEAUTIFUL HOME Seller is considering paying the Buyers 2yrs year HOA Dues with reasonable offers

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3245 De Ovan Avenue	2930 Driftwood Pl	1918 Rosemarie Ln	2026 Venetian Dr
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95204	95219	95207	95207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.19 ¹	1.32 ¹	1.75 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$350,000	\$284,900	\$369,784
List Price \$	--	\$335,000	\$284,900	\$369,784
Sale Price \$	--	\$335,000	\$300,000	\$376,784
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	03/05/2024	02/12/2024	02/26/2024
DOM · Cumulative DOM	-- · --	56 · 126	1 · 13	21 · 52
Age (# of years)	49	40	40	45
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Modern	1 Story Modern	2 Stories Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,192	1,380	1,147	1,345
Bdrm · Bths · ½ Bths	3 · 2	2 · 2 · 1	2 · 2	2 · 2
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.0135 acres	0.0224 acres	0.07 acres	0.0739 acres
Other	None	None	None	None
Net Adjustment	--	-\$17,300	+\$2,250	-\$18,250
Adjusted Price	--	\$317,700	\$302,250	\$358,534

* 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** Welcome to a world of comfort and security in this private gated community at Cavendish Square. This is the perfect blend of style and location. Two upper spacious bedrooms and 2.5 baths with open area floor plan. The home has a unique dual master suite layout, wet bar area, fenced front courtyard and back patio area that caters to a low maintenance lifestyle. Enjoy an abundance of natural light and plenty of storage. On site community pool and amenities + close to shopping, dining, freeway and schools Adjusted -9400 for footage, 900 for age, -7000 for concessions
- Sold 2** You been waiting and it's finally here! This 2 BR. 2 BA is tucked away in a quiet neighborhood and within walking distance of schools and stores and an overall great community. This home is priced to sell quickly Adjusted 2250 for footage.
- Sold 3** Located in the desirable Venetian Village Complex, this 2 bedroom, 2 bath home makes the impression of being not only well cared for but well loved at the same time. It is located close to shopping, restaurants and the freeway. The home has numerous upgrades including new laminate flooring with wide baseboards, paint through out, panel doors through the home, new furnace-AC unit installed last month, LG refrigerator which was special ordered, Bosch dishwasher installed 6 months ago. plantation shutter through the home, new gas logs fireplace for those cozy evenings at home. You would have access to the 9 hole golf course, pool, tennis courts, clubhouse as perks to also belonging to the Village Gardens Association. Come fall in love with 2026 Venetian and make this your new home. Adjusted -7650 for footage, 400 for age, -11000 for concessions

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wedgewood Home Realty	Currently listed for \$299900					
Listing Agent Name	Mark Silva						
Listing Agent Phone	209-605-8570						
# 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
03/08/2024	\$299,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$310,000	\$310,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
Value is based on footage and location		

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



Back



Street



Street

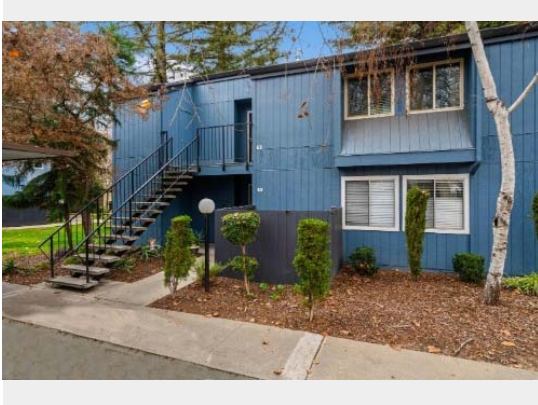
Subject Photos



Other

Listing Photos

L1 3591 Quail Lakes Dr
Stockton, CA 95207



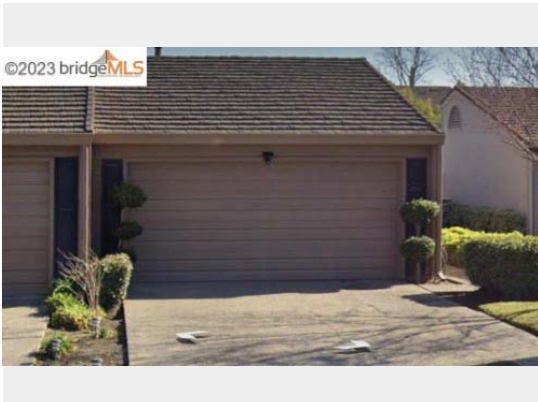
Front

L2 4941 Grouse Run Dr
Stockton, CA 95207



Front

L3 4997 Gadwall Cir
Stockton, CA 95207



Front

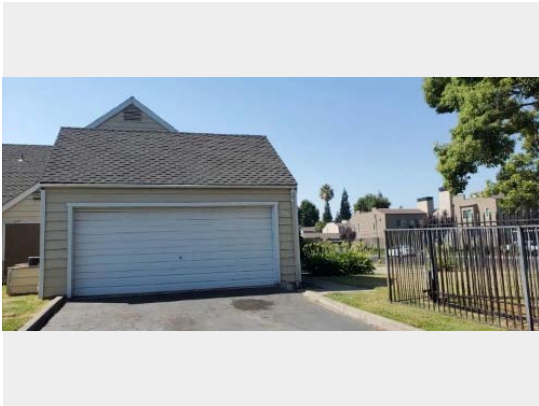
Sales Photos

S1 2930 Driftwood Pl
Stockton, CA 95219



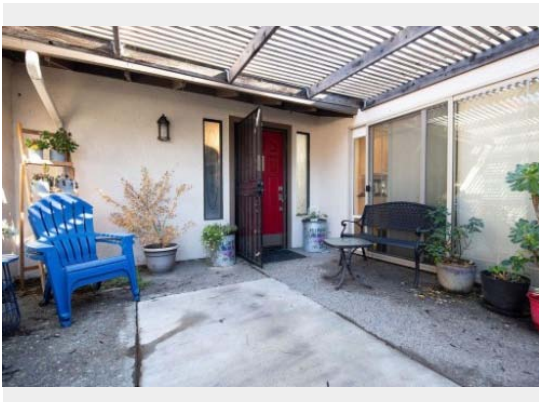
Front

S2 1918 Rosemarie Ln
Stockton, CA 95207



Front

S3 2026 Venetian Dr
Stockton, CA 95207



Front

ClearMaps Addendum

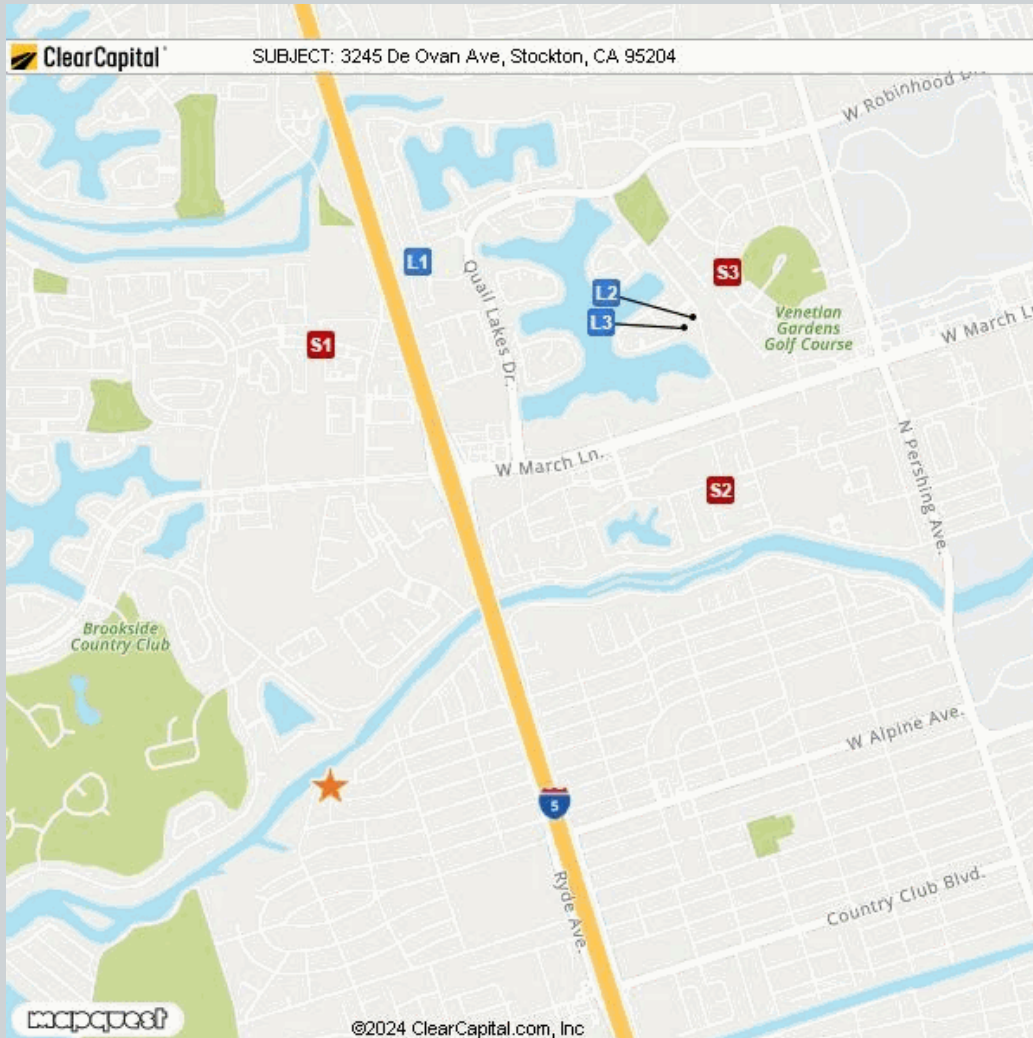
Address ★ 3245 De Ovan Avenue, Stockton, CA 95204

Loan Number 55152

Suggested List \$310,000

Suggested Repaired \$310,000

Sale \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3245 De Ovan Avenue, Stockton, CA 95204	--	Parcel Match
L1 Listing 1	3591 Quail Lakes Dr, Stockton, CA 95207	1.44 Miles ¹	Parcel Match
L2 Listing 2	4941 Grouse Run Dr, Stockton, CA 95207	1.60 Miles ¹	Parcel Match
L3 Listing 3	4997 Gadwall Cir, Stockton, CA 95207	1.56 Miles ¹	Parcel Match
S1 Sold 1	2930 Driftwood Pl, Stockton, CA 95219	1.19 Miles ¹	Parcel Match
S2 Sold 2	1918 Rosemarie Ln, Stockton, CA 95207	1.32 Miles ¹	Parcel Match
S3 Sold 3	2026 Venetian Dr, Stockton, CA 95207	1.75 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	Rick Lehr	Company/Brokerage	Century21 Select Real Estate
License No	01172432	Address	1510 W. Kettleman Ln Lodi CA 95242
License Expiration	02/08/2027	License State	CA
Phone	2097123089	Email	c21ricky@aol.com
Broker Distance to Subject	10.39 miles	Date Signed	03/13/2024

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.