

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	5047 W Morris Avenue, Fresno, CA 93722	Order ID	8940102	Property ID	34628998
Inspection Date	09/25/2023	Date of Report	09/25/2023		
Loan Number	55294	APN	50930204		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	09.22.23 BPO Request	Tracking ID 1	09.22.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DAVID MALDONADO	Condition Comments Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
R. E. Taxes	\$2,726	
Assessed Value	\$392,700	
Zoning Classification	Residential 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	Urban	Neighborhood Comments Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$325000 High: \$510320	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5047 W Morris Avenue	5567w Sample Ave	5747 W Sample Ave	5187 W Magill Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.83 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$375,000	\$375,000	\$330,000
List Price \$	--	\$375,000	\$365,000	\$330,000
Original List Date		08/03/2023	08/04/2023	09/15/2023
DOM · Cumulative DOM	-- · --	33 · 53	35 · 52	8 · 10
Age (# of years)	24	32	30	32
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	1,425	1,497	1,474	1,140
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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	.14 acres	.10 acres	0.1 acres	0.1 acres
Other	None	None	None	None

* Listing 2 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 starter home in Northwest Fresno, located in the Central Unified School District. The home has two living spaces with the kitchen open to both areas. A slider opens to the covered patio and back yard.
- Listing 2** Great Starter Home For Any Family. This 3 Bedroom 2 Bath Is Ready To Be Called Your Home. As You Walk Into The Home You Go Right Into The Living Room With Tall Ceilings, As You Make Your Way Through The Home Youll Get Into The Kitchenette Area, Kitchen And 2Nd Living Room With Fireplace. The Kitchen Boasts a Tall Counter Top That Can Be Used As a Breakfast Area. As You Walk Down The Hall You Will Walk Past The Laundry Room And Guest Bath On The Left And 2 Bedrooms On The Right. The Primary Bedroom And Bath Are At The End Of The Hall. Contact Your Realtor To Schedule an Appointment To View This Home.
- Listing 3** Great Home For First Time Buyer Or an Investor Wanting To Add To Their Portfolio. This Home Offers 3 Bedroom And 2 Bath. Only 2 Miles Away From El Paseo Shopping Center Or Herndon Place Shopping Mall. Great Location

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5047 W Morris Avenue	5455 N Salinas Ave	6205 N Barcus Ave	5479 W Morris Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.31 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$395,000	\$379,000
List Price \$	--	\$375,000	\$395,000	\$379,000
Sale Price \$	--	\$386,000	\$395,000	\$390,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	05/11/2023	09/01/2023	08/31/2023
DOM · Cumulative DOM	-- · --	6 · 29	4 · 43	6 · 36
Age (# of years)	24	17	34	24
Condition	Average	Average	Average	Good
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	1,425	1,452	1,460	1,422
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	--	--	Pool - Yes	--
Lot Size	.14 acres	0.11 acres	0.15 acres	0.11 acres
Other	None	None	None	None
Net Adjustment	--	-\$2,885	-\$14,925	-\$14,835
Adjusted Price	--	\$383,115	\$380,075	\$375,165

* 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** Adjustments made for sq footage (\$-1485), age (\$-1400), pool (\$0), and condition (\$0), if needed. Wonderfully Maintained Home, With Owned Solar, Is Ready For Its New Owner You Will Fall In Love From The Moment You Enter The Living Room With Nice High Ceilings And Its Own Fireplace. As You Walk Past The Separate Dining Space You Will Reach The Kitchen, Which Is Complete With Granite Countertops, Bar Seating, Lovely Cabinets And Corner Kitchen Window. Two Guest Bedrooms Include Shutter Window Coverings, And The Master Bedroom Is Complete With Its Own Private Ensuite Featuring Dual Sinks Across a Large Vanity, And Private Access To The Back Yard.
- Sold 2** Adjustments made for sq footage (\$-1925), age (\$2000), pool (\$-15000), and condition (\$0), if needed. A Must-See Gem Come Feast Your Eyes On This Freshly Painted Beautiful 3 Bedroom 2 Bath Home. The Home Has Two Car Garage And Sits On a Corner Lot In a Quiet Neighborhood. Walk Into an Open Concept Floor Plan With Vaulted Living Room Ceiling, Fireplace, Vinyl Floors Throughout And Indoor Laundry. Enjoy The Natural Lighting In Your Spacious Open Kitchen Where You Can Make Those Delicious Homemade Meals. Bathroom Features a Dual Sink And Tub Shower. Master Bedroom Has a Walk-In Closet And Sliding Door To The Backyard. In The Backyard, Youll Find a Large Lot Where You Can Enjoy The Nice Sparkling Fenced In Pool Along With a Long Covered Patio, The Perfect Setting For Those Summer Family Bbqs. Brand New Hvac And Water Heater. You Will Also Have Quick And Convenient Access To The 99 Freeway. Come See This Beautiful Property For Yourself
- Sold 3** Adjustments made for sq footage (\$165), age (\$0), pool (\$0), and condition (\$-15000), if needed. Welcome To This Inviting 3-Bedroom, 2-Bathroom Home, Where Modern Comfort And Style Converge. With an Open Concept Design, This Residence Offers a Seamless Flow That Encourages Both Relaxation And Entertainment. Enter Into The Heart Of The Home, Where a Newly Updated Kitchen Takes Center Stage. Whether You're Preparing a Delicious Meal Or Gathering With Loved Ones, This Space Is Sure To Be The Hub Of Your Home. Both Bathrooms Have Also Been Thoughtfully Updated. The Open Concept Layout Connects The Kitchen, Dining, And Living Areas, Enhancing The Sense Of Togetherness And Providing a Perfect Setting For Memorable Gatherings With Family And Friends. Large Windows Flood The Space With Natural Light, Creating a Warm And Welcoming Ambiance Throughout The Day.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted at time of inspection			
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	\$380,000	\$380,000
Sales Price	\$375,165	\$375,165
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

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.
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Subject Photos



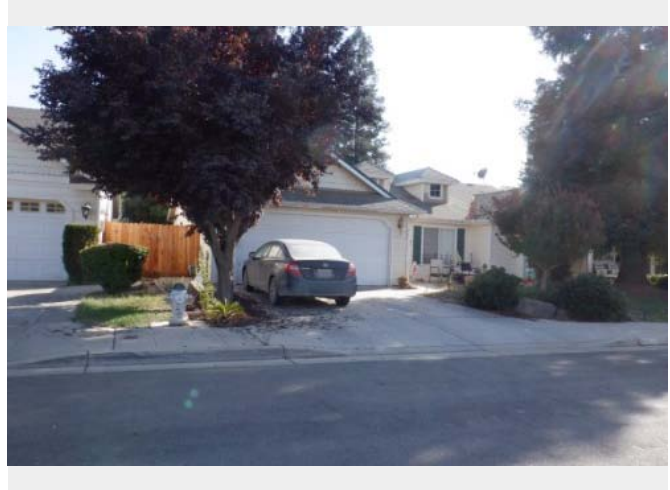
Front



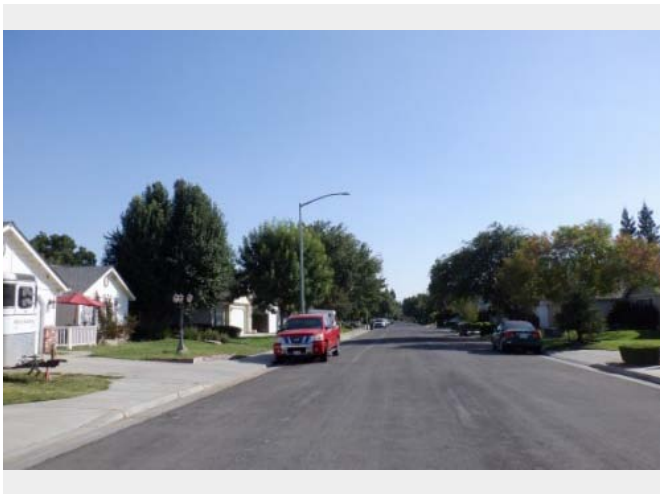
Address Verification



Side



Side



Street



Street

Listing Photos

L1 5567W Sample Ave
Fresno, CA 93722



Front

L2 5747 W Sample Ave
Fresno, CA 93722



Front

L3 5187 W Magill Ave
Fresno, CA 93722



Front

Sales Photos

S1 5455 N Salinas Ave
Fresno, CA 93722



Front

S2 6205 N Barcus Ave
Fresno, CA 93722



Front

S3 5479 W Morris Ave
Fresno, CA 93722



Front

ClearMaps Addendum

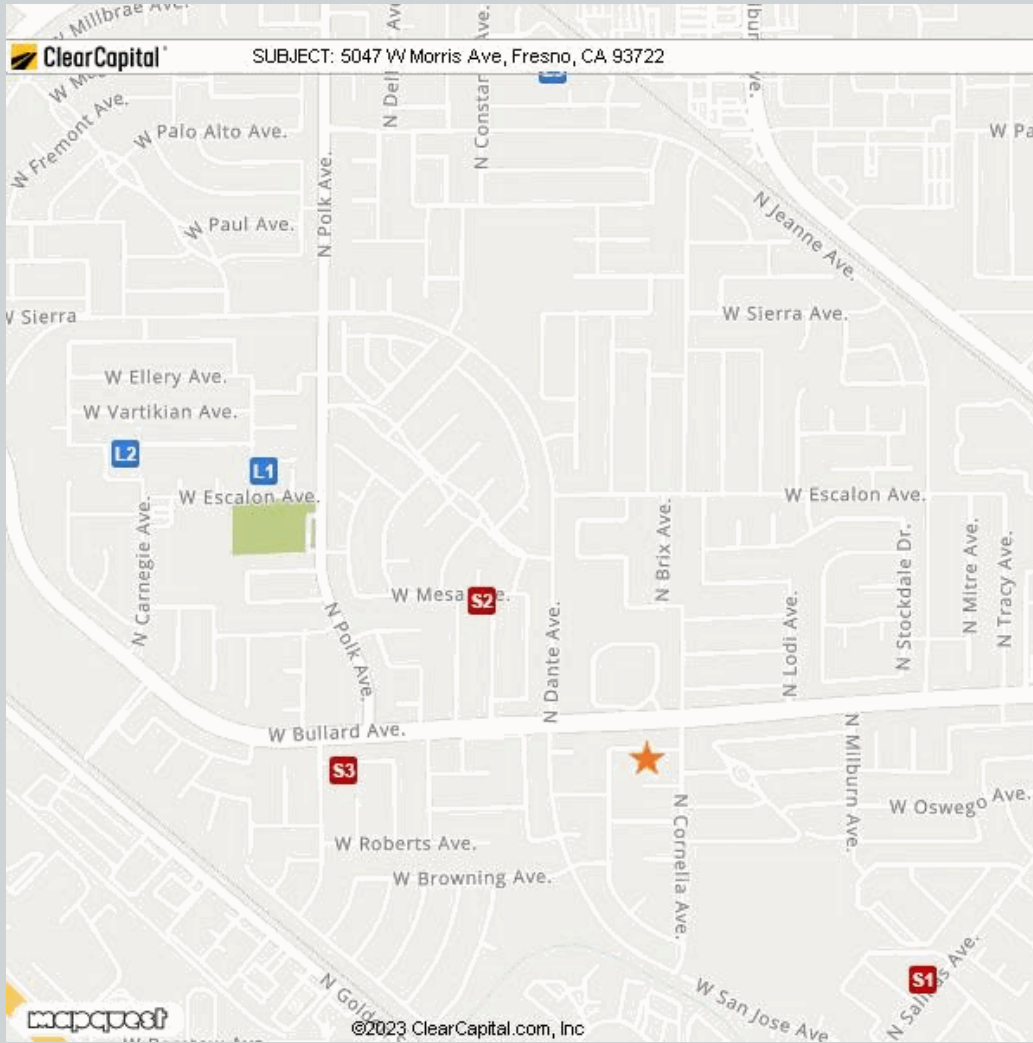
Address ★ 5047 W Morris Avenue, Fresno, CA 93722

Loan Number 55294

Suggested List \$380,000

Suggested Repaired \$380,000

Sale \$375,165



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5047 W Morris Avenue, Fresno, CA 93722	--	Parcel Match
L1 Listing 1	5567w Sample Ave, Fresno, CA 93722	0.66 Miles ¹	Parcel Match
L2 Listing 2	5747 W Sample Ave, Fresno, CA 93722	0.83 Miles ¹	Parcel Match
L3 Listing 3	5187 W Magill Ave, Fresno, CA 93722	0.95 Miles ¹	Parcel Match
S1 Sold 1	5455 N Salinas Ave, Fresno, CA 93722	0.49 Miles ¹	Parcel Match
S2 Sold 2	6205 N Barcus Ave, Fresno, CA 93722	0.31 Miles ¹	Parcel Match
S3 Sold 3	5479 W Morris Ave, Fresno, CA 93722	0.42 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	Susan Tonai	Company/Brokerage	London Properties
License No	01207349	Address	6442 N Maroa Fresno CA 93612
License Expiration	03/18/2024	License State	CA
Phone	5592892895	Email	reoagent4u@gmail.com
Broker Distance to Subject	4.63 miles	Date Signed	09/25/2023

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.