

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	725 W Rialto Avenue, Fresno, CA 93705	Order ID	8951021	Property ID	34646694
Inspection Date	09/29/2023	Date of Report	09/30/2023		
Loan Number	55318	APN	425-271-09		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	09.29.23 BPO Request	Tracking ID 1	09.29.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Lopez Sara	Condition Comments	
R. E. Taxes	\$4,444	Subdivision Mari Lynn Park, stucco/wood brick exterior, composition roof, single story	
Assessed Value	\$353,491		
Zoning Classification	RS4		
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	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is near businesses, park, railroad track, school; 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 1 active(s), 1 pending, and 5 sold comps in the last 6 months, in the last year there are 12 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: \$350,000 High: \$425,000		
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	725 W Rialto Avenue	1104 Norwich Ave W	547 Sierra Madre Ave W	823 Sierra Madre Ave W
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93705	93705	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.33 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$440,000	\$455,000
List Price \$	--	\$325,000	\$440,000	\$455,000
Original List Date		08/24/2023	09/14/2023	09/20/2023
DOM · Cumulative DOM	-- · --	5 · 37	15 · 16	7 · 10
Age (# of years)	61	67	65	65
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	1,791	1,497	1,936	1,722
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
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	--	--	--	Spa - Yes
Lot Size	.26 acres	0.2 acres	0.25 acres	0.24 acres
Other	--	--	na	solar

* 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** Step into this charming 4-bedroom 1.75-bathroom residence nestled within the heart of a well established Fresno neighborhood. Original hardwood floors in every room except the kitchen and bathrooms which have tile floors. No carpet in the house. Freshly resurfaced bath tub and sink in the hallway bathroom. Kitchen is spacious with tile countertops and built in appliances. Fireplace in the living room for those cold winter nights makes it a great place to entertain guests. Other features include an energy saving whole house fan dual pane windows throughout covered patio workshop in the garage washer/dryer hookups inside and in the garage and potential RV parking. There is enough room for your boat or other toys on the generous sized 8800 Sqft Lot the possibilities are endless with this much space. Now is the time dont wait schedule an appointment to see your new home today
- Listing 2** Welcome to comfortable living in the heart of Old Fig Garden This enchanting ranch-style home is poised to embrace you with its charm and warmth. Nestled in a location that tops everyones wish list this residence offers an array of delightful features.Youll be greeted by a spacious and inviting open floor plan adorned with the timeless elegance of natural hardwood floors that flow seamlessly throughout the home. Picture yourself unwinding by the cozy fireplace in the living room an ideal spot for relaxation and intimate gatherings. This welcoming space effortlessly transitions into the dining room creating the perfect ambiance for memorable meals with loved ones.As you explore further a step-down into an open sunroom bathed in an abundance of natural light streaming through the numerous windows with vinyl plank flooring. For those moments when you crave privacy and shade simply close the stylish shutters and relax.Continuing your journey youll discover ample storage solutions that make daily living a breeze. The hallway leads you to the master bedroom and master bathroom. Two guest rooms provide cozy quarters for family or friends while a well-appointed guest bathroom adds convenience.Situated on an expansive 10000 sqft lot the outdoor space is nothing short of a dream. Imagine hosting unforgettable gatherings under the open sky surrounded by lush greenery and space to spare.
- Listing 3** beautiful home in a great neighborhood. 3 bedrooms 2 baths large remodeled kitchen with center island all windows are replaced with vinyl windows living room and family room lots of widows making the home bright and airy. Big entertaining backyard with spa covered patio. 20x20 tuff shed all insulated with electrical and lights seller uses it for working out gym /man cave Home is super clean front and back yards landscaped and lots of concrete.Home has Vivint Solar call listing agent for details. solar info go to www.vivintsolar.com

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	725 W Rialto Avenue	825 Gettysburg Ave W	533 Sierra Madre Ave W	622 Gettysburg Ave W
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93705	93705	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.33 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$434,800	\$420,000
List Price \$	--	\$350,000	\$434,800	\$430,000
Sale Price \$	--	\$350,000	\$418,000	\$425,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	05/16/2023	08/01/2023	09/06/2023
DOM · Cumulative DOM	-- · --	5 · 13	2 · 42	12 · 43
Age (# of years)	61	62	65	65
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	1,791	1,910	1,680	1,762
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	7	6	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	--	--	--	--
Lot Size	.26 acres	0.33 acres	0.23 acres	0.22 acres
Other	--	na	na	na
Net Adjustment	--	-\$13,950	-\$9,450	-\$22,450
Adjusted Price	--	\$336,050	\$408,550	\$402,550

* 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** Custom home on large corner lot in Fig Garden Park just west of Old Fig Garden. This home has a private exterior entrance to an isolated home office (4th bedroom) as well as interior access. The family room and kitchen are in an open concept with room for 2 refrigerators side by side. Built in China cabinet has great storage. Large living room is in front of circular driveway. Lots of cabinets and closets for storage. Hall bath features dual sinks and a tub/shower enclosure. Primary bedroom has an ensuite bath with corner shower and side vanity. Back yard is large enough for a pool or a tandem garage. RV access drive already in. High definition composition Presidential roof. Home is pretty much in all original condition and may not pass FHA or VA. Added (+)\$500 age, deducted (-)\$5950 sf, \$3500 lot, \$5k bed
- Sold 2** Dont miss out on this amazing wonderful home. Located on the edge of Fig Garden community offering great curb appeal. This ranch home situated on a large lot with 3 Bed 2 Bath new paint inside and out. New flooring thru out the house fireplace large back yard with nice covered patio. Deducted (-)\$10k flooring (new), \$8500 seller concessions, added (+)\$2k age, \$5550 sf, \$1500 lot
- Sold 3** Welcome to your dream home Nestled in a prime location this newly remodeled gem has four bedrooms and two stylish bathrooms making it the perfect place to live for your family. Located directly south of Shaw down the street from Fig Garden Village and Christmas tree lane living here gives you convenient access. Laminate flooring Granite tops in the kitchen. Dont miss this opportunity to call this property your new home Deducted (-)\$3k seller concessions, \$5k bed, \$20k condition Added (+)\$2k age, \$1450 sf, \$2k lot

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject recently sold.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/25/2023	\$379,500	09/19/2023	\$359,500	Sold	09/28/2023	\$356,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$408,550	\$408,550
Sales Price	\$408,550	\$408,550
30 Day Price	\$399,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 4/3/23 or sooner, no short sales or foreclosures, SFR, 1 story, GLA 1491-2091, 1942-1982 year built, comp proximity is important, within ¼ mile radius there is 3 comps, within ½ mile radius there is 10 comps, 3 active, 1 pending and 6 sold comps. List comps are more than sold comps. List price and sales price are more than what the property sold that is why it was important to keep comps in similar location. Subject property from the exterior drive by appears in average condition, per mls pictures the carpet is stained however this is not based on an interior inspection, exterior inspection only I recommend interior inspection for a more accurate condition rating. 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. There are no attached documents in the docs/data tab.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Street

Listing Photos

L1 1104 Norwich Ave W
Fresno, CA 93705



Front

L2 547 Sierra Madre Ave W
Fresno, CA 93705



Front

L3 823 Sierra Madre Ave W
Fresno, CA 93705



Front

Sales Photos

S1 825 Gettysburg Ave W
Fresno, CA 93705



Front

S2 533 Sierra Madre Ave W
Fresno, CA 93705



Front

S3 622 Gettysburg Ave W
Fresno, CA 93705



Front

ClearMaps Addendum

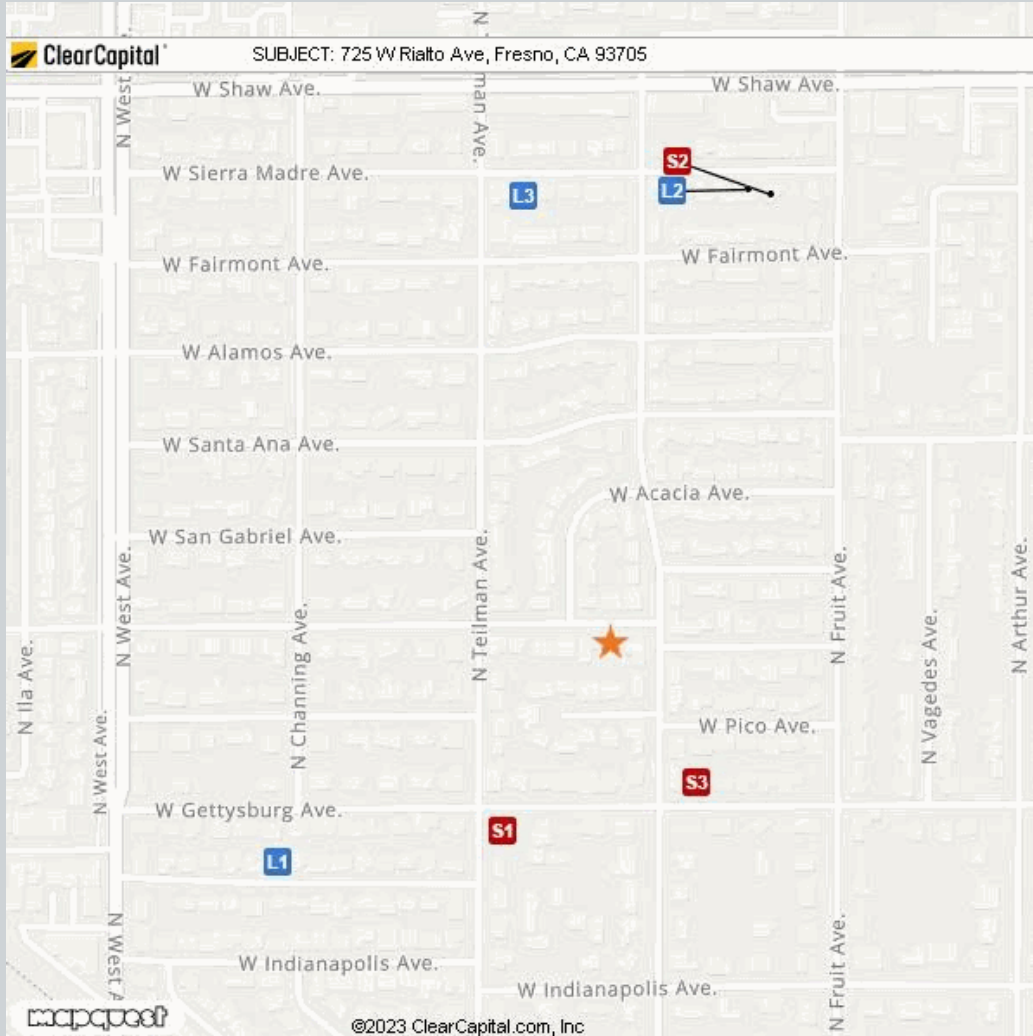
Address ★ 725 W Rialto Avenue, Fresno, CA 93705

Loan Number 55318

Suggested List \$408,550

Suggested Repaired \$408,550

Sale \$408,550



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	725 W Rialto Avenue, Fresno, CA 93705	--	Parcel Match
L1 Listing 1	1104 Norwich Ave W, Fresno, CA 93705	0.27 Miles ¹	Parcel Match
L2 Listing 2	547 Sierra Madre Ave W, Fresno, CA 93705	0.33 Miles ¹	Parcel Match
L3 Listing 3	823 Sierra Madre Ave W, Fresno, CA 93705	0.31 Miles ¹	Parcel Match
S1 Sold 1	825 Gettysburg Ave W, Fresno, CA 93705	0.15 Miles ¹	Parcel Match
S2 Sold 2	533 Sierra Madre Ave W, Fresno, CA 93705	0.33 Miles ¹	Parcel Match
S3 Sold 3	622 Gettysburg Ave W, Fresno, CA 93705	0.11 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	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	2.14 miles	Date Signed	09/30/2023

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.