

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	3620 W Church Ave, Fresno, CALIFORNIA 93706	Order ID	9251928	Property ID	35261976
Inspection Date	04/03/2024	Date of Report	04/07/2024		
Loan Number	55330	APN	32710025S		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	4.2_BPO_Citi/Atlas_update	Tracking ID 1	4.2_BPO_Citi/Atlas_update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Home shows deferred maintenance and landscaping appears to be neglected and over grown with debris as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood. Sits on a larger lot. Cost estimated are for minimal clean up and interior repair.
R. E. Taxes	\$1,980	
Assessed Value	\$163,970	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Appears that everything is secure, o broken windows)	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$5,000	
Total Estimated Repair	\$10,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	Home is within an area that is rurally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest within a 10 minute commute.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$45000 High: \$620000	
Market for this type of property	Increased 13 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3620 W Church Ave	436 W Strother Ave	3505 W Nielsen Ave	1780 W Oleander Ave
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93706	93706	93706	93706
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.44 ¹	1.96 ¹	1.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$175,000	\$214,999	\$210,000
List Price \$	--	\$175,000	\$214,999	\$210,000
Original List Date		11/09/2022	03/06/2024	03/30/2024
DOM · Cumulative DOM	-- · --	108 · 515	32 · 32	7 · 8
Age (# of years)	94	65	89	51
Condition	Fair	Fair	Average	Fair
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 bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	658	816	927	1,031
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	3 · 1
Total Room #	5	6	5	6
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.83 acres	0.17 acres	0.42 acres	0.16 acres
Other	None	None	None	None

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 This 3bd 1ba 800 sqft cozy home is on a large lot with potential for an Additional Dwelling Unit. Excellent Opportunity for a Fix and Flip. Unlikely candidate for FHA.

Listing 2 Investor Special! Fixer upper opportunity. Zoned RS5, this home sits on an oversized lot. Minutes from HWY 180. The property has an easement, driveway to rear property. AS-IS SALE.

Listing 3 Built in 1973, this 3bdrm 1 bath home features an eating area in the kitchen with sliding door view of large backyard, new carpet in hall and living room, central heat and air, fencing front and back, carport parking. This is a nice investment for a family or an investor. Make offer subject to inspection or contact listing agent to arrange showing for qualified buyer.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3620 W Church Ave	451 N Teilman Ave	41 E Kearney Blvd	37 E Eden Ave
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93706	93706	93706	93706
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.14 ¹	2.76 ¹	2.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$169,000	\$210,000
List Price \$	--	\$240,000	\$169,000	\$210,000
Sale Price \$	--	\$190,000	\$173,000	\$180,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	12/15/2023	10/12/2023	03/27/2024
DOM · Cumulative DOM	-- · --	126 · 228	4 · 18	2 · 67
Age (# of years)	94	89	104	76
Condition	Fair	Fair	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 bungalow	1 Story bungalow	1 Story bungalow	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	658	1,326	860	1,316
Bdrm · Bths · ½ Bths	2 · 1	4 · 2	2 · 1	3 · 1
Total Room #	5	7	5	6
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.83 acres	0.19 acres	0.10 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	-\$32,340	-\$9,810	-\$32,390
Adjusted Price	--	\$157,660	\$163,190	\$147,610

* 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** Adjustments made for sq footage (\$-36740), age (\$-2000), lot size (\$6400) and condition (\$0), if needed. First time buyer with 4bedroom, 2 bathroom.
- Sold 2** Adjustments made for sq footage (\$-11110), age (\$4000), lot size (\$7300) and condition (\$-10000), if needed. Great investment opportunity. Whether you are looking to increase your rental portfolio or buy a starting home; this property is perfect! Featuring 2 bedrooms, 1-bathroom, open floor plan, tile flooring throughout, inside laundry room, concrete driveway and fenced. Great location, minutes away from freeway 99, shopping schools and downtown Fresno.
- Sold 3** Adjustments made for sq footage (\$-36190), age (\$7200), lot size (\$6600) and condition (\$-10000), if needed. Investor Great Opportunity as your next fixer upper awaits in an established neighborhood. This 3bd 1ba 1316 sqft home with a separate 252 sq ft garage, sitting on a larger lot, awaiting your loving touch. Cash Offers Only!!!! Will Unlikely qualify for FHA or Conventional Loan. Home will be sold As-Is. Seller will not fix any repairs, no buyer credits will be giving by seller at closing.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Iron Key Real Estate	none noted at the time of inspection MLS Investor Special... With immense investment potential, this two-bedroom, one-bath home in West Fresno will easily function as a future family residence or income producing rental. While the entire property requires restoration, the one-story, 658 sq ft floor plan offers an excellent opportunity. Sitting on 17,460 sq. ft., the home's amenities include a carport, off-street parking, a private well and septic system. Superbly positioned within the SR CA 180 Jensen Avenue corridor, moments from access to CA State 99, the location strikes the perfect balance between city conveniences and rural harmony. Downtown Fresno can be reached by just a ten-minute commute.					
Listing Agent Name	Gracelyn G Martinez						
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
03/29/2024	\$169,900	--	--	--	--	--	MLS

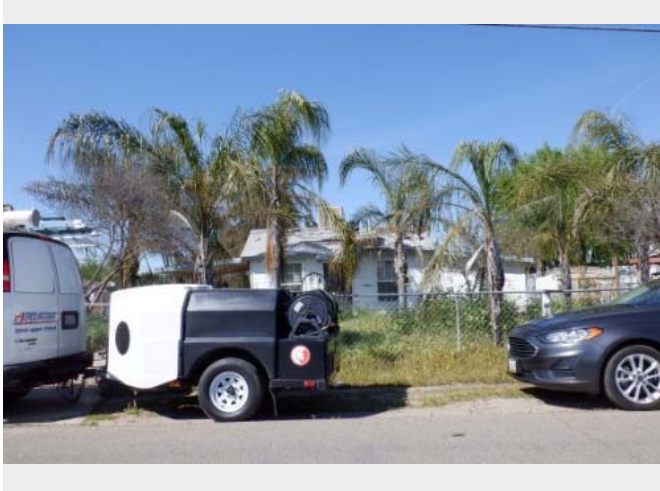
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$163,000	\$173,000
Sales Price	\$158,000	\$168,000
30 Day Price	\$153,000	--
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. Radius search had to be greatly extended due to location, lot size and sq footage of subject. Adjustments made as needed.		

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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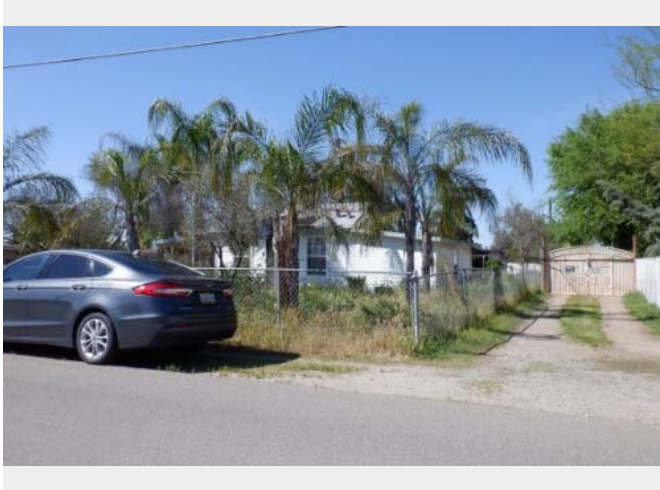
Subject Photos



Front



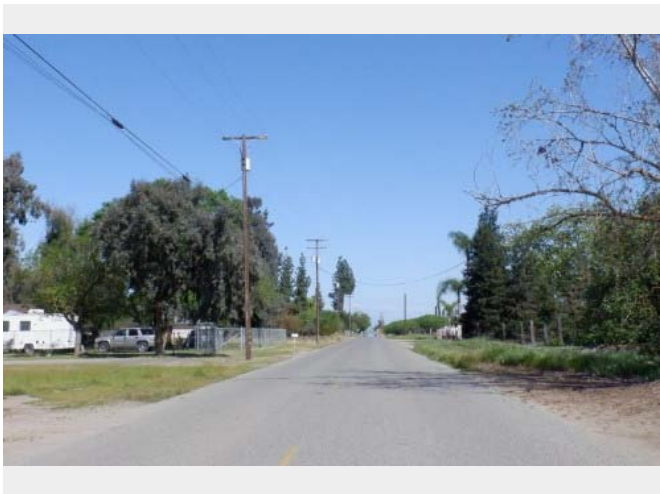
Address Verification



Side



Side



Street



Street

Listing Photos

L1 436 W Strother Ave
Fresno, CA 93706



Front

L2 3505 W Nielsen Ave
Fresno, CA 93706



Front

L3 1780 W Oleander Ave
Fresno, CA 93706



Front

Sales Photos

S1 451 N Teilman Ave
Fresno, CA 93706



Front

S2 41 E Kearney Blvd
Fresno, CA 93706



Front

S3 37 E Eden Ave
Fresno, CA 93706



Front

ClearMaps Addendum

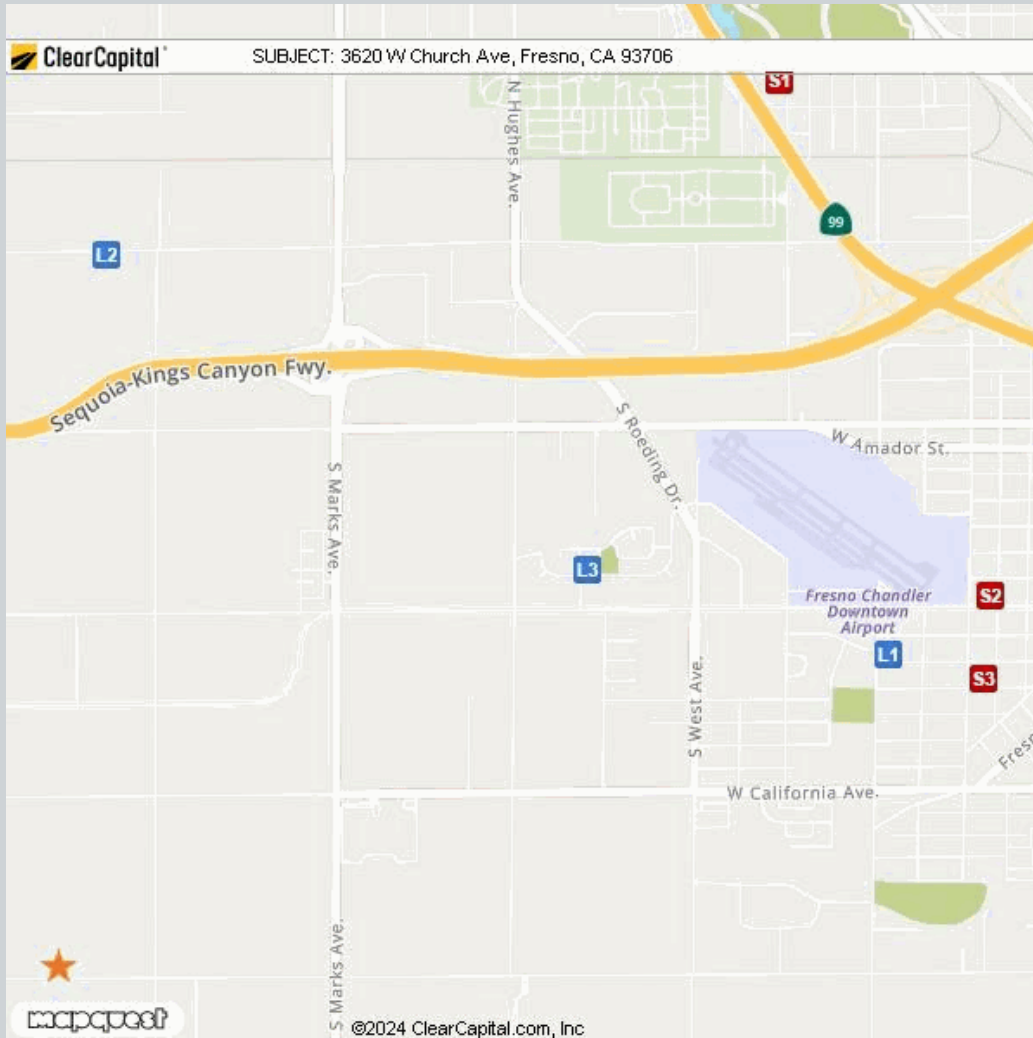
Address ★ 3620 W Church Ave, Fresno, CALIFORNIA 93706

Loan Number 55330

Suggested List \$163,000

Suggested Repaired \$173,000

Sale \$158,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3620 W Church Ave, Fresno, California 93706	--	Parcel Match
L1 Listing 1	436 W Strother Ave, Fresno, CA 93706	2.44 Miles ¹	Parcel Match
L2 Listing 2	3505 W Nielsen Ave, Fresno, CA 93706	1.96 Miles ¹	Parcel Match
L3 Listing 3	1780 W Oleander Ave, Fresno, CA 93706	1.82 Miles ¹	Parcel Match
S1 Sold 1	451 N Teilman Ave, Fresno, CA 93706	3.14 Miles ¹	Parcel Match
S2 Sold 2	41 E Kearney Blvd, Fresno, CA 93706	2.76 Miles ¹	Parcel Match
S3 Sold 3	37 E Eden Ave, Fresno, CA 93706	2.67 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	03/18/2028	License State	CA
Phone	5592892895	Email	reoagent4u@gmail.com
Broker Distance to Subject	8.70 miles	Date Signed	04/07/2024

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.