

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	1151 Atkins Way, Porterville, CA 93257	Order ID	8961705	Property ID	34666096
Inspection Date	10/09/2023	Date of Report	10/09/2023		
Loan Number	55449	APN	246-272-001		
Borrower Name	Catamount Properties 2018 LLC	County	Tulare		

Tracking IDs					
Order Tracking ID	10.06.23 BPO Request	Tracking ID 1	10.06.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ROBERT G MORA, CONSUELO MORA	Condition Comments Overall average condition including roof, landscaping, exterior, and paint. No adverse conditions, external influences, or deficiencies were noted or observed affecting habitability, value, or marketability. No updates were observed. No repairs are recommended.
R. E. Taxes	\$1,443	
Assessed Value	\$130,768	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (WINDOWS ARE BOARDED.)	
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 Conforming neighborhood. The neighborhood consists of homes similar in style and type that vary in year built, size, and condition. The neighborhood offers easy access shopping, schools, services, recreation, and employment which are within one mile. The neighborhood displays average curb appeal. The homes in the area are of average to good quality of varying ages, sizes, and styles typical showing average to good levels of care and maintenance.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$400,000	
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	1151 Atkins Way	1630 W Terry Ct	1840 Fairhaven Ave	1120 N Patsy St
City, State	Porterville, CA	Porterville, CA	Porterville, CA	Porterville, CA
Zip Code	93257	93257	93257	93257
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.79 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$329,500	\$350,000	\$279,999
List Price \$	--	\$329,500	\$350,000	\$279,999
Original List Date		09/25/2023	08/01/2023	08/31/2023
DOM · Cumulative DOM	-- · --	14 · 14	69 · 69	19 · 39
Age (# of years)	35	45	33	39
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 RANXH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,378	1,499	1,249	1,134
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	0.15 acres	0.17 acres	0.14 acres	0.15 acres
Other	FENCE PORCH PATIO FP	FENCE PORCH PATIO FP	FENCE PORCH PATIO FP FP	FENCE PORCH PATIO FP

* 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** Superior Sq Ft. Discover this beautifully well maintained home. Immaculately cared for by the sellers. Its pristine condition and excellent curb appeal make it move-in ready, while the cute backyard provides a delightful outdoor space. The added convenience of being within walking distance to Oakgrove Elementary and Monache High School is perfect for families. This home features 3 bedrooms and 2 bathrooms, tankless water-heater, water filtration system and solar. This home offers both functionality and inviting living spaces. Don't miss the chance to experience the character and comfort of this exceptional property - schedule a viewing today!
- Listing 2** Inferior Sq Ft; Superior Updates. Charming 3-Bedroom Home with Open Layout and Spacious Backyard Welcome to this beautiful 3-bedroom, 2-bath residence that radiates warmth and comfort. Nestled in a serene neighborhood, this home boasts an inviting open layout, perfect for creating lasting memories with family and friends. As you step inside, you'll be greeted by a freshly painted interior that exudes a sense of modern elegance. The kitchen, thoughtfully designed to foster togetherness, seamlessly connects to the living room and dining area. Prepare delicious meals while staying connected with your loved ones or entertain guests with ease. The seller has recently installed a brand-new gas range and dishwasher, making cooking and cleanup a breeze. Say goodbye to the hassle of washing dishes by hand and embrace the convenience of modern appliances. One of the standout features of this lovely abode is the expansive backyard. A tranquil oasis awaits you, complete with a welcoming cement patio where you can relax, unwind, and relish the outdoors. Whether it's hosting barbecues, enjoying a morning coffee, or watching the stars at night, this backyard is sure to be a haven for blissful moments. The property offers ample space both indoors and outdoors, making it an ideal sanctuary for families, couples, or individuals seeking comfort and serenity.
- Listing 3** Inferior Sq Ft. Location, location, location... this house features 3 bedrooms 1 3/4 bathrooms in the N/W area of Porterville. Walking distance to school, stores, and church...AND did I mention this house is under \$280k

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1151 Atkins Way	1118 N Westside St	1664 Theta Ct	1691 W Wall Ln
City, State	Porterville, CA	Porterville, CA	Porterville, CA	Porterville, CA
Zip Code	93257	93257	93257	93257
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.46 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$315,000	\$315,000
List Price \$	--	\$299,000	\$305,000	\$315,000
Sale Price \$	--	\$299,000	\$300,000	\$315,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/15/2023	08/08/2023	09/08/2023
DOM · Cumulative DOM	-- · --	8 · 45	34 · 68	3 · 46
Age (# of years)	35	32	33	44
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 RANXH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,378	1,289	1,519	1,546
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	0.15 acres	0.15 acres	0.14 acres	0.16 acres
Other	FENCE PORCH PATIO FP	FENCE PORCH PATIO FP	FENCE PORCH PATIO FP	FENCE PORCH PATIO
Net Adjustment	--	-\$12,500	-\$13,883	-\$10,584
Adjusted Price	--	\$286,500	\$286,117	\$304,416

* 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** Superior Concessions -\$7,500, Pool -\$5,000. . 1118 N Westside will welcome you immediately with it's large double doors. This comfortable 3 bedroom 2 bath home located in NW Porterville. The family room has lovely vaulted ceilings and a cozy fireplace. The kitchen is spacious and open to a large dining space. The bedrooms and bathrooms all have lots of room. Outside you will find a nice covered patio area, a sparkling pool that is completely fenced and an additional grass yard space. Just blocks from shopping and schools, you will love this convenient location. Don't miss your opportunity to view this great home today.
- Sold 2** Superior Updates -\$5,000, Sq Ft -\$8,883. 3/2 bath home on Westside location features tile counters brick fireplace, New carpets and laminate flooring throughout the house. Home has new interior paint, baseboard and new fans new stove and hood also new wine bar. Come take a look
- Sold 3** Superior Sq Ft -\$10,584. Welcome to 1691 Wall Ln, Porterville CA 93257 - where comfort and convenience blend seamlessly! Nestled on a charming corner lot, this delightful 3-bedroom, 2-bathroom residence is your perfect oasis. Step inside to discover two spacious living rooms, offering endless possibilities for relaxation and entertainment. Whether it's a cozy movie night with loved ones or hosting gatherings with friends, this home has it all. The garage ensures ample space for your vehicles and additional storage, giving you peace of mind and ease in daily living. As you venture outdoors, be captivated by the expansive backyard - a green haven where you can unwind and create cherished memories with family. Imagine BBQs, gardening adventures, or simply basking in the warm California sun - the choice is yours! But that's not all; this home's crowning glory lies in its impeccable care and maintenance. The previous owners have lovingly tended to every detail, ensuring a move-in ready experience for you and your loved ones. So don't miss the opportunity to call this home your own. Embrace a life of comfort, warmth, and happiness in this delightful home. Schedule your visit today and let the cozy living begin.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no sale or listing history of the subject for the past 12 months in MLS and public records. The search was conducted with local MLS services: Tulare County Association of Realtors. 2424 E Valley Oak Dr, Visalia CA 93292. 559-627-1776. Online services researched include Zillow, Realtor.com, etc.			
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	\$305,000	\$305,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
<p>While market values have increased in the past 12 months, the current market is stable with supply decreasing and demand increasing. Values are impacted by the presence of investor flip properties in updated condition. Typical seller concessions include a seller contribution of approximately 3 percent of the sale price toward the buyer's closing costs. REO and short sale transactions are nominal. The sold/list comp search provided an insufficient number of comps within the required search parameters. Therefore, the search was expanded for Proximity to 5 miles; Year Built to 20 years; Sq Ft to 20 percent; Lot Size; Days on Market; Sale Date to past 24 months; Pending Listings; Flip Properties in updated condition. The distance to comparable sales and listings was necessary due to the limited number of similar comps within the immediate area. Comparables were selected not necessarily for proximity but for the overall comparability to the subject.</p>		

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



Side



Side



Back

Subject Photos



Street



Street



Other



Other



Other

Listing Photos

L1 1630 W TERRY CT
Porterville, CA 93257



Front

L2 1840 FAIRHAVEN AVE
Porterville, CA 93257



Front

L3 1120 N PATSY ST
Porterville, CA 93257



Front

Sales Photos

S1 1118 N WESTSIDE ST
Porterville, CA 93257



Front

S2 1664 THETA CT
Porterville, CA 93257



Front

S3 1691 W WALL LN
Porterville, CA 93257



Front

ClearMaps Addendum

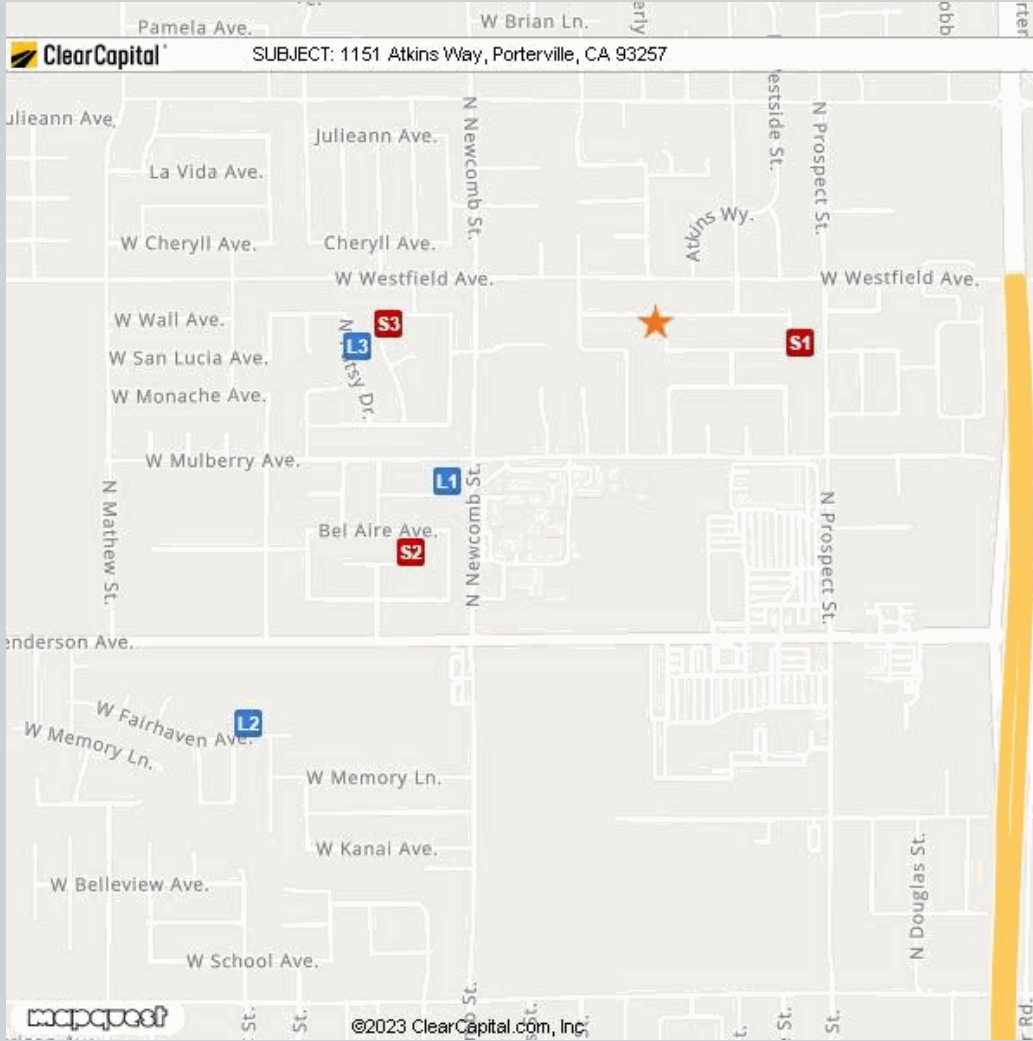
Address ★ 1151 Atkins Way, Porterville, CA 93257

Loan Number 55449

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1151 Atkins Way, Porterville, CA 93257	--	Parcel Match
L1 Listing 1	1630 W Terry Ct, Porterville, CA 93257	0.36 Miles ¹	Parcel Match
L2 Listing 2	1840 Fairhaven Ave, Porterville, CA 93257	0.79 Miles ¹	Parcel Match
L3 Listing 3	1120 N Patsy St, Porterville, CA 93257	0.41 Miles ¹	Parcel Match
S1 Sold 1	1118 N Westside St, Porterville, CA 93257	0.20 Miles ¹	Parcel Match
S2 Sold 2	1664 Theta Ct, Porterville, CA 93257	0.46 Miles ¹	Parcel Match
S3 Sold 3	1691 W Wall Ln, Porterville, CA 93257	0.37 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	Esteban Vasquez	Company/Brokerage	Realty One Group
License No	01269058	Address	873 Greenfield Dr Porterville CA 93257
License Expiration	09/26/2027	License State	CA
Phone	5593331664	Email	steve.vasquez21@gmail.com
Broker Distance to Subject	0.47 miles	Date Signed	10/09/2023

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.