

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	2593 Lake Way, Hanford, CA 93230	Order ID	8974649	Property ID	34687794
Inspection Date	10/14/2023	Date of Report	10/14/2023		
Loan Number	55503	APN	014-640-025-000		
Borrower Name	Catamount Properties 2018 LLC	County	Kings		

Tracking IDs

Order Tracking ID	10.13.23 BPO Request	Tracking ID 1	10.13.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Terry L Schnitker	Condition Comments Subject property appear with no repairs need it at the time of the exterior observation
R. E. Taxes	\$2,606	
Assessed Value	\$244,135	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(The front door is lock.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject property is located in a conforming neighborhood with simiar style and value homes. The neighborhood is comprised of average-quality dwellings showing good maintenance levels. The neighborhood displays good economic stability, with no apparent adverse influence on the market stability noted. The area leads to easy access to all supportive facilities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$355,000 High: \$420,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2593 Lake Way	189 W Julia Way	452 Pepper Dr	3036 Pine St
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	0.98 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,500	\$380,000	\$355,000
List Price \$	--	\$399,500	\$369,000	\$355,000
Original List Date		07/11/2023	08/18/2023	08/25/2023
DOM · Cumulative DOM	-- · --	95 · 95	31 · 57	12 · 50
Age (# of years)	29	32	27	23
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 SF Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
# Units	1	1	1	1
Living Sq. Feet	1,901	1,996	1,868	1,592
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 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	0.17 acres	0.19 acres	0.14 acres	0.16 acres
Other	--	MLS#226331	MLS#228499	MLS#228558

* 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** This three-bedroom, two-bathroom home boasts 1,996 Square Feet of living space offering both a spacious formal living room/ den and family room which is accented beautifully by a large floor to ceiling fireplace. Sliding glass doors open to the backyard with a covered patio and gated pool. The quaint dining room features bay windows, built- in cabinetry and is conveniently located adjacent to the kitchen area. In the kitchen you will find plenty of counter space including a breakfast bar and skylight offering ample amounts of natural light. Storage space is sure to not be a problem with the large walk- in hall closet and additional pantry located in the spacious mud room. You will be sure to appreciate the lovely windows seats featured in two of the three bedrooms as well as the skylights found not only in the kitchen but in the hall bathroom as well. The primary bedroom includes a private both with dual sinks and walk- in shower. From the bedroom, sliding glass doors open to the backyard and overlook the sparkling pool, showcasing a beautiful rock waterfall. Nestled in a cul-de-sac of one of Hanford's most sought- after neighborhoods this lovely mansionette is also in close proximity to both shopping and schools.
- Listing 2** Here is a great opportunity to on a charming 4 bedroom 2 bathroom home located in North Hanford. The home features an open floor plan with vaulted ceilings throughout the home. Call your agent today for a showing!
- Listing 3** Experience the epitome of family living in Northern Hanford's Quail Run neighborhood with this charming 4-bedroom, 2-bathroom gem. Perfectly located just steps away from Pioneer Middle School, this enchanting residence offers a haven of comfort and convenience. The interior boasts soaring high ceilings that grace the living room and principal bedroom, filling the spaces with natural light. From built-in shelves to ample storage, the home marries elegance with functionality. Cozy up by the fireplace on chilly nights or bask in the luxury of updated bathrooms. The master bedroom's walk-in closet adds a touch of convenience, while owned solar panels ensure energy efficiency. Outside, a spacious backyard awaits your creativity, while practicality meets style with a gated trailer parking area and storage shed. This is your opportunity to thrive in the heart of Quail Run, where comfort, convenience, and community combine in perfect harmony.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2593 Lake Way	114 W Julia Way	957 Burlwood Ave	581 E Ash Ave
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.34 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$420,000	\$360,000	\$388,000
List Price \$	--	\$420,000	\$360,000	\$388,000
Sale Price \$	--	\$420,000	\$360,000	\$385,000
Type of Financing	--	Conv	Fhaa	Vaav
Date of Sale	--	07/17/2023	07/28/2023	09/21/2023
DOM · Cumulative DOM	-- · --	78 · 96	44 · 84	27 · 51
Age (# of years)	29	32	33	37
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 SF Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
# Units	1	1	1	1
Living Sq. Feet	1,901	2,029	1,649	1,819
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 3 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	--	Pool - Yes
Lot Size	0.17 acres	0.24 acres	0.13 acres	0.16 acres
Other	--	MLS#225875	MLS#225988	MLS#226459
Net Adjustment	--	-\$12,100	+\$18,000	-\$900
Adjusted Price	--	\$407,900	\$378,000	\$384,100

* 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** Looking for a home on a large cul-de-sac lot with a pool? Here it is! Well kept home with formal living room, large family room with beautiful fireplace, lots of built-ins (shelves and hutch), large walk in storage closet and laundry room and spacious bedrooms! Huge Backyard is perfect for entertaining that boasts a covered patio, in-ground pool, play house, shed and plenty of space to do whatever you want! AC and roof was recently replaced. Adjustments made for GLA -\$6,400, One attached garage space +\$5,000, swimming pool -\$10,000 and lot size -\$700.
- Sold 2** Beautiful Turn-key home in North Hanford! This 3 bed 2 bath home offers recent updates that include a brand new roof, PPA solar, and drought tolerant landscaping in the backyard. Entering the home you have an open concept floorplan with large gathering room with views of the spacious kitchen. The bathrooms feature some updated features with comfort in mind. As you head towards the backyard you have a sunroom or perfect morning coffee area to start your day. The backyard features a simple yet serene feel with artificial grass and custom gazebo perfect for those summer gatherings with friends. Adjustments made for GLA +\$12,600, One attached garage space +\$5,000, and lot size +\$400.
- Sold 3** Looking for the perfect family home with a swim 3/2 home situated in desirable North Hanford. The gorgeous living complete with fireplace flows easily into the large dining room with built-in cabinets, breakfast bar and kitchen. The extra spacious primary bedroom comes with an en-suite, walk-in closet and private door to the pool/spa. There is plenty of room for children and guests in the two expansive guest bedrooms that offer ample closet space and natural light. The extended laundry room is centrally located in the home and boasts two counter areas with a sink and abundance of cabinets. Enjoy the tranquil backyard with its large pool, built-in spa, covered patio, fenced-in green area and charming, shaded sitting area. There are 2 paved side yards, one large enough for expanded entertainment or perhaps small boat/RV storage. With easy access to schools, parks, shopping & dining, you won't want to miss out on a great home at a great price. Call your Realtor today for a private showing! Adjustments made for GLA +\$4,100, One attached garage space +\$5,000, swimming pool -\$10,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of 3 county MLS did not show any recent listings or sold for the subject property.			
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	\$382,000	\$382,000
Sales Price	\$380,000	\$380,000
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
When pricing the subject all 6 comparables were factored given more weight to the sold comparables. Subject final valuation represents a value with normal market times and is based on the most similar comps in the area.		

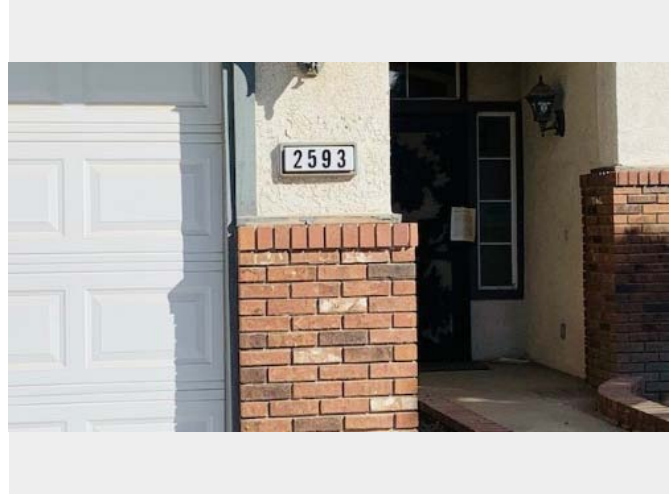
Clear Capital Quality Assurance Comments Addendum

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



Street

Listing Photos

L1 189 W Julia Way
Hanford, CA 93230



Front

L2 452 Pepper Dr
Hanford, CA 93230



Front

L3 3036 Pine St
Hanford, CA 93230



Front

Sales Photos

S1 114 W Julia Way
Hanford, CA 93230



Front

S2 957 Burlwood Ave
Hanford, CA 93230



Front

S3 581 E Ash Ave
Hanford, CA 93230



Front

ClearMaps Addendum

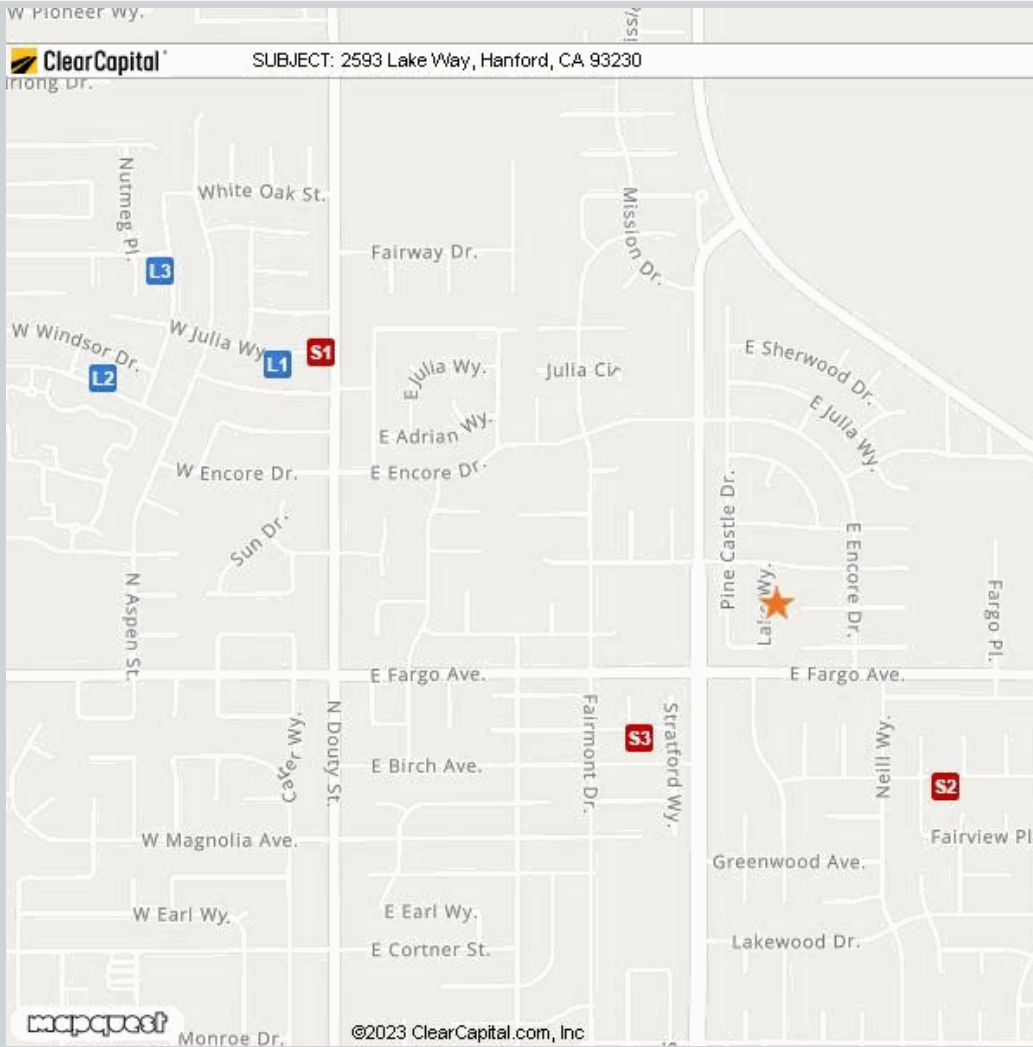
Address ★ 2593 Lake Way, Hanford, CA 93230

Loan Number 55503

Suggested List \$382,000

Suggested Repaired \$382,000

Sale \$380,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2593 Lake Way, Hanford, CA 93230	--	Parcel Match
L1 Listing 1	189 W Julia Way, Hanford, CA 93230	0.76 Miles ¹	Parcel Match
L2 Listing 2	452 Pepper Dr, Hanford, CA 93230	0.98 Miles ¹	Parcel Match
L3 Listing 3	3036 Pine St, Hanford, CA 93230	0.97 Miles ¹	Parcel Match
S1 Sold 1	114 W Julia Way, Hanford, CA 93230	0.72 Miles ¹	Parcel Match
S2 Sold 2	957 Burlwood Ave, Hanford, CA 93230	0.34 Miles ¹	Parcel Match
S3 Sold 3	581 E Ash Ave, Hanford, CA 93230	0.27 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	Felicia Morris	Company/Brokerage	Searchlight Realty
License No	01202950	Address	558 N 11th Ave Hanford CA 93230
License Expiration	07/09/2026	License State	CA
Phone	5595870808	Email	call4homesandloans@sbcglobal.net
Broker Distance to Subject	2.23 miles	Date Signed	10/14/2023

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.