

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	1328 N Willow Avenue, Fresno, CA 93727	Order ID	9270744	Property ID	35293533
Inspection Date	04/11/2024	Date of Report	04/12/2024		
Loan Number	55573	APN	455-111-12		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	4.10_Updated Atlas/Citi BPO	Tracking ID 1	4.10_Updated Atlas/Citi BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$2,484	Single story, stucco exterior, composition roof, two car garage attached. Subdivision Olive Terrace. Subject has solar it is unknown if in working condition, leased or owned. Yard shows signs of deferred maintenance and appears vacant but is unknown.	
Assessed Value	\$148,874		
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, Highway 180, Fresno Airport possible noise; 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 2 active(s), 1 pending, and 5 sold comps in the last 6 months, in the last year there are 10 home(s) that sold. There is no short sale and 1 foreclosure in area. There are no search parameters used in search.	
Sales Prices in this Neighborhood	Low: \$317,500 High: \$342,000		
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	1328 N Willow Avenue	5054 Oslin Ave E	5078 Olive Ave E	5061 Oslin Ave E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93727	93727	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.24 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$269,900	\$325,000
List Price \$	--	\$299,900	\$269,900	\$325,000
Original List Date		07/08/2023	03/05/2024	03/26/2024
DOM · Cumulative DOM	-- · --	264 · 279	31 · 38	10 · 17
Age (# of years)	69	62	72	62
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	1,246	1,190	1,016	1,348
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 1	3 · 2
Total Room #	6	6	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	.20 acres	0.14 acres	0.25 acres	0.14 acres
Other	--	na	na	na

* 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 Dont miss this great investment opportunity in this Weathermaker Homes neighborhood. Tenants have been here over five year. The roof and HVAC were installed in 2016.

Listing 2 Attention investors Welcome to 5078 E Olive Avenue Fresno CA 93727. This fantastic 3-bedroom 1-bathroom property is a true gem offering ample space and potential. With its prime location close to the freeway and just minutes away from both Clovis and Fresno airport its an investors dream come true. Dont wait seize this opportunity today

Listing 3 Great opportunity to own this 3 bedroom 2 bath in the Weathermaker Homes Neighborhood. New roof plus new exterior paint. Fresh carpet and interior paint inside the home. Dont miss out

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1328 N Willow Avenue	1506 Willow Ave N	5056 Weathermaker Ave E	1317 Adler Ave N
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93727	93727	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.27 ¹	0.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,000	\$319,500	\$276,400
List Price \$	--	\$339,000	\$319,500	\$276,400
Sale Price \$	--	\$342,000	\$317,500	\$320,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	02/29/2024	12/06/2023	12/15/2023
DOM · Cumulative DOM	-- · --	71 · 162	4 · 40	5 · 36
Age (# of years)	69	63	62	69
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	1,246	1,190	1,220	1,246
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 1 · 1	3 · 2
Total Room #	6	6	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	--	Pool - Yes	--	--
Lot Size	.20 acres	0.2 acres	0.14 acres	0.2 acres
Other	--	MLS#602387	MLS#604017	MLS#604625
Net Adjustment	--	-\$19,660	+\$2,390	-\$2,855
Adjusted Price	--	\$322,340	\$319,890	\$317,145

* 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** Welcome to your new sanctuary This charming 3-bedroom 2-bathroom home is nestled on an expansive 8800 sq. ft. lot and comes complete with a recently resurfaced pool boasting all-new equipment. The house has received a fresh new roof and several thoughtful updates throughout. Step inside to discover a warm and inviting living space ideal for both relaxation and entertaining. The classic kitchen features plenty of open space providing ample cabinet space and practical countertops for your culinary adventures. Outdoors your backyard is a true oasis perfect for outdoor enthusiasts and entertainers whether youre hosting barbecues dining al fresco or simply unwinding in your personal retreat. Dont miss the opportunity to make this lovely property your home. Contact your agent today to arrange a private tour and discover the charm of this exceptional residence. Deducted (-)\$2k seller concessions, \$2400 age, \$20k pool Added (+)\$2240 sf, \$2500 bath
- Sold 2** Beautiful Weathermaker home with lots of curb appeal Super clean and well maintained 3 bedroom home with living room large eat in kitchen and extra room that can be a dining room office or family room. The kitchen features an island with brand new higher end 5 burner stove and soon to be installed downdraft vent system newer built-in oven microwave and even the refrigerator is included.Large covered patio and huge backyard for entertaining and space for the kids with easy care landscaping and automatic sprinklers. Extra wide cement walks along sides of home. Larger garage with newer rollup door and opener.Newer A/C and heating system and vinyl dual pane windows to add to comfort and energy efficiency. A great investment ready to move inThis home has many features and is a must see to appreciate all it has to offer Located on one of the best kept streets in the neighborhood with long standing neighbors Deducted (-)\$750 seller concessions, \$2800 age added (+)\$1040 sf, \$2500 bath, \$2400 lot
- Sold 3** Welcome to this centrally located 3 bedroom 2 bathroom home with easy access to the airport and freeway. 1248 square feet of living space are yours to make your own with bonus outdoor living space in the enclosed backyard patio. HVAC and roof recently replaced. Tons of potential this one wont last long. Contact your realtor for a showing. Deducted (-)\$2855 seller concessions

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Tax records states it 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
--	--	--	--	Sold	11/07/2023	\$237,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$321,000	\$321,000
Sales Price	\$321,000	\$321,000
30 Day Price	\$319,890	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 10/15/23 or sooner, no short sales or foreclosures, SFR, 1 story, 946-1546, 1935-1975 year built, comp proximity is important, within ¼ mile radius of subject there is 7 comps, within ½ mile radius there is 3 active, 1 pending and 11 sold comps. Most of the sold comps are updated or remodeled. I used Fresno MLS for subject information and comps. 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. Adjustments will only be applied to owner owned solar and not leased as leased solar will require buyer to assume the loan. Suggested list price, sales price and 30 days price are assumed that subject is in average condition.</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



Street

Listing Photos

L1 5054 Oslin Ave E
Fresno, CA 93727



Front

L2 5078 Olive Ave E
Fresno, CA 93727



Front

L3 5061 Oslin Ave E
Fresno, CA 93727



Front

Sales Photos

S1 1506 Willow Ave N
Fresno, CA 93727



Front

S2 5056 Weathermaker Ave E
Fresno, CA 93727



Front

S3 1317 Adler Ave N
Fresno, CA 93727



Front

ClearMaps Addendum

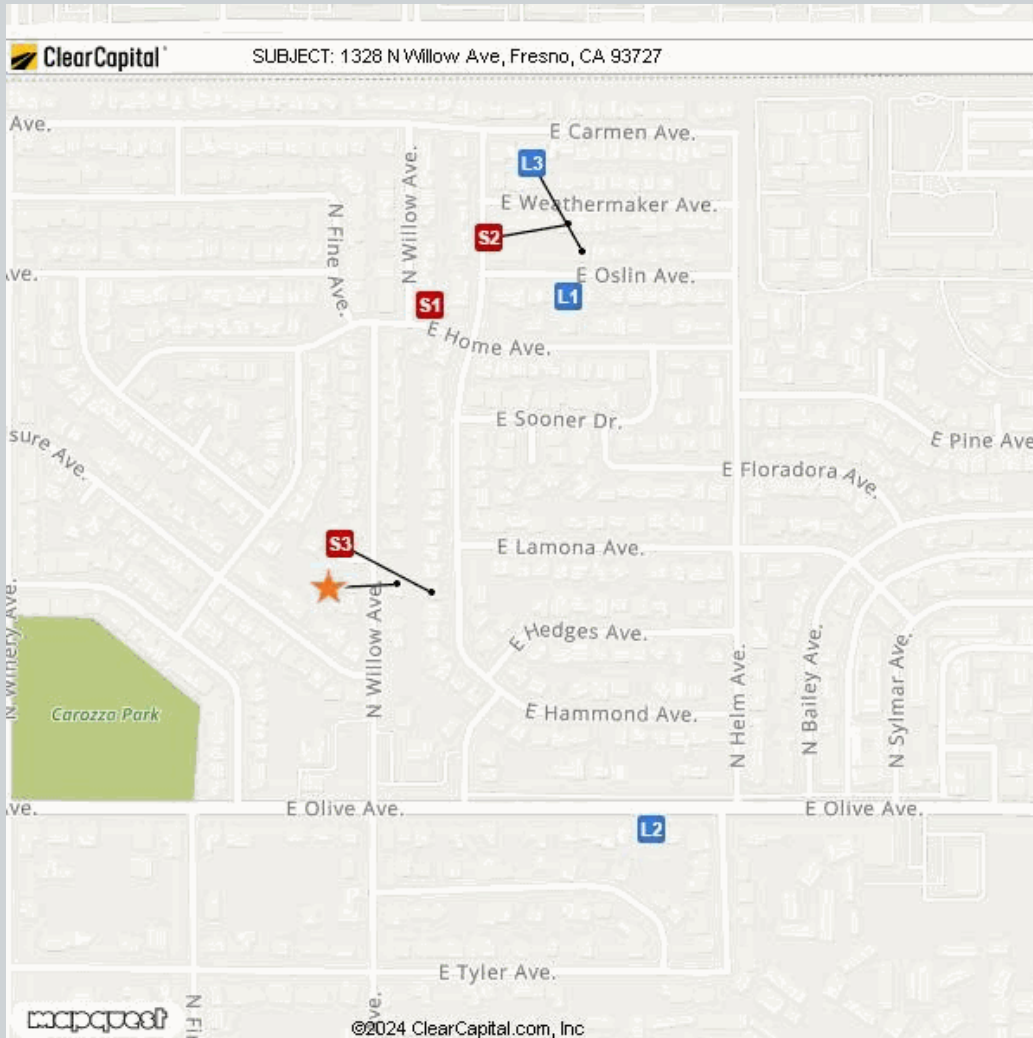
Address ★ 1328 N Willow Avenue, Fresno, CA 93727

Loan Number 55573

Suggested List \$321,000

Suggested Repaired \$321,000

Sale \$321,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1328 N Willow Avenue, Fresno, CA 93727	--	Parcel Match
L1 Listing 1	5054 Oslin Ave E, Fresno, CA 93727	0.23 Miles ¹	Parcel Match
L2 Listing 2	5078 Olive Ave E, Fresno, CA 93727	0.24 Miles ¹	Parcel Match
L3 Listing 3	5061 Oslin Ave E, Fresno, CA 93727	0.26 Miles ¹	Parcel Match
S1 Sold 1	1506 Willow Ave N, Fresno, CA 93727	0.19 Miles ¹	Parcel Match
S2 Sold 2	5056 Weathermaker Ave E, Fresno, CA 93727	0.27 Miles ¹	Parcel Match
S3 Sold 3	1317 Adler Ave N, Fresno, CA 93727	0.02 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	6.75 miles	Date Signed	04/12/2024

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.