

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	2208 N Pinkham Street, Visalia, CA 93292	Order ID	9668125	Property ID	36039793
Inspection Date	10/06/2024	Date of Report	10/06/2024		
Loan Number	57596	APN	098-352-007-000		
Borrower Name	Champerey Real Estate 2015 LLC	County	Tulare		

Tracking IDs					
Order Tracking ID	10.4_BPO	Tracking ID 1	10.4_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Champerey Real Estate 2015 Llc	Condition Comments	
R. E. Taxes	\$2,041	Subject property appear to be well maintained with no repairs need it at the time of the observation. It has a nice curb appeal with some upgrades.	
Assessed Value	\$115,489		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(The doors appear to be locked.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject property is located in a conforming neighborhood with simiar style and value homes.	
Sales Prices in this Neighborhood	Low: \$246,150 High: \$325,000		
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	2208 N Pinkham Street	1804 E Four Creeks Court	1827 S Cain Court	4735 W Cypress Avenue
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93292	93292	93292	93277
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	2.42 ¹	4.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,900	\$363,000	\$269,900
List Price \$	--	\$259,900	\$325,000	\$269,900
Original List Date		10/01/2024	07/26/2024	09/09/2024
DOM · Cumulative DOM	-- · --	5 · 5	72 · 72	25 · 27
Age (# of years)	38	41	40	42
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	2 Stories SF Detached	1 Story SF Detached	1 Story SF Detached
# Units	1	1	1	1
Living Sq. Feet	1,032	1,023	1,194	968
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.09 acres	0.10 acres	0.04 acres
Other	--	MLS#231624	MLS#230523	MLS#231277

* 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 2 bedroom 2 bathroom townhouse /condo situated at the end of the col-de-sac. Private gate to courtyard, leads to the front door ample space for starting family or investment. New exterior and interior paint.
- Listing 2** This 3 bedroom, 2 bath home is ready for sophisticated and contemporary living. Once through the entry gate, a serene courtyard welcomes visitors. Artificial grass and potted plants make this yard a breeze to care for. Also outdoor lights create a Zen like atmosphere and environment. Inside find all new dual window panes, upgraded cabinetry throughout as well as upgraded bathrooms, dual sink master bath and barn doors in Master bedroom. Wall mounted TV's in Living Room and Master Bedroom stay. Additionally, the Castlewood development hosts 2 tennis courts, 2 swimming pools and complimentary RV storage plus manicured landscape and beautiful landscape.
- Listing 3** A great condo centrally located. Easy access to everything. This 2 bed condo is ready for you to put your own touch on. This is the original owner who hates to part with it but must move on. A new HVAC unit was installed in August 2024. The second bath is a sink built into the 2nd bedroom when it was built. The carport has 2 parking spaces and this unit sits on the back of the property with more privacy.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2208 N Pinkham Street	1944 E Harold Avenue	2532 E Tulare Avenue	2234 N Edison Street
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93292	93292	93292	93292
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	2.03 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$275,000	\$288,999
List Price \$	--	\$250,000	\$265,000	\$288,999
Sale Price \$	--	\$246,150	\$270,000	\$298,000
Type of Financing	--	Va	Fha	Va
Date of Sale	--	07/25/2024	07/30/2024	07/26/2024
DOM · Cumulative DOM	-- · --	15 · 66	17 · 46	7 · 25
Age (# of years)	38	44	43	41
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	2 Stories SF Detached
# Units	1	1	1	1
Living Sq. Feet	1,032	867	1,132	1,237
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	3 · 2
Total Room #	5	5	4	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	0.10 acres	0.04 acres	0.04 acres	0.06 acres
Other	--	MLS#229340	MLS#229775	MLS#230122
Net Adjustment	--	+\$8,750	-\$4,400	-\$9,850
Adjusted Price	--	\$254,900	\$265,600	\$288,150

* 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** Living room softens and comforts as the fireplace. Throughout the home you are aware of quality and great-looking flooring. From the dining room and the kitchen is a beautiful patio with a cover and open area. As you continue through the home you know you will enjoy the space in the dining area plus the lead to the kitchen with an island for your casual eating. In the kitchen you are comfortable as you use the great appliances which include water filter in the kitchen, refrigerator, range, dishwasher. Adjustments made for GLA +\$8,150 and lot size +\$600.
- Sold 2** 2-bedroom, 2-bathroom condo in the heart of Visalia! This home boasts an open floor plan with tall ceilings, creating a spacious and inviting atmosphere. The living room features a cozy fireplace, perfect for relaxing evenings. Enjoy the blend of wood flooring and carpet throughout the home, adding both elegance and comfort. The kitchen is a chef's dream with its striking red and white cabinets, granite countertops, modern appliances, and a convenient pantry. As you continue down the hall, you'll find ample storage cabinets, ensuring you have plenty of space for all your needs. Both bedrooms and bathrooms are generously sized. Adjustments made for GLA -\$5,000 and Lot size +\$600.
- Sold 3** Fresh interior & exterior paint. New laminate wood flooring through out with new carpet in bedrooms. New tile floors in bathrooms, with a new custom kitchen with beautiful counter top. New vanities in both baths, new modern light fixtures through out and ceiling fans in living room and all bedrooms. Adjustments made for GLA -\$10,250 and Lot size +\$400.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	BHGRE Bloom Group	The subject property was listed on 10/04/2024 for \$279,000 on the FLEXMLS, currently is in active status.					
Listing Agent Name	Adrian C Madrid						
Listing Agent Phone	559-331-0809						
# 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
10/04/2024	\$279,000	10/06/2024	\$279,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,000	\$275,000
Sales Price	\$270,000	\$270,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
<p>Due to the subject is a condominium and the scarcity of listings and sold comparables similar as the subject, it was necessary to exceed guidelines on distance on listing #2,#3 and sold #2, adjustments were made. All in all subject final valuation represents a value with normal market times and is based on the most similar comps in the area . Location of property and similarity of comps were taken into consideration to arrive at a reasonable value.</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.

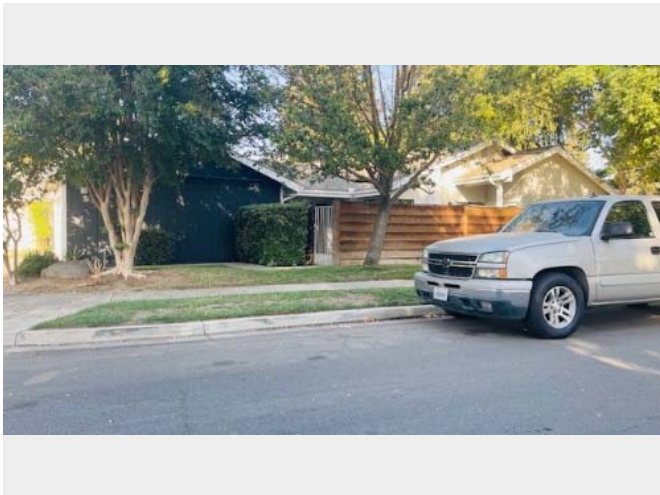
Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 1804 E Four Creeks Court
Visalia, CA 93292



Front

L2 1827 S Cain Court
Visalia, CA 93292



Front

L3 4735 W Cypress Avenue
Visalia, CA 93277



Front

Sales Photos

S1 1944 E Harold Avenue
Visalia, CA 93292



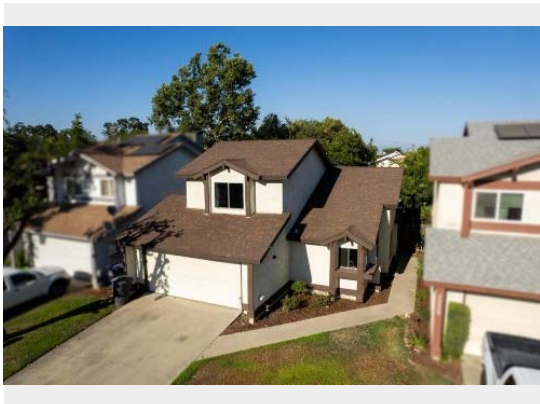
Front

S2 2532 E Tulare Avenue
Visalia, CA 93292



Front

S3 2234 N Edison Street
Visalia, CA 93292



Front

ClearMaps Addendum

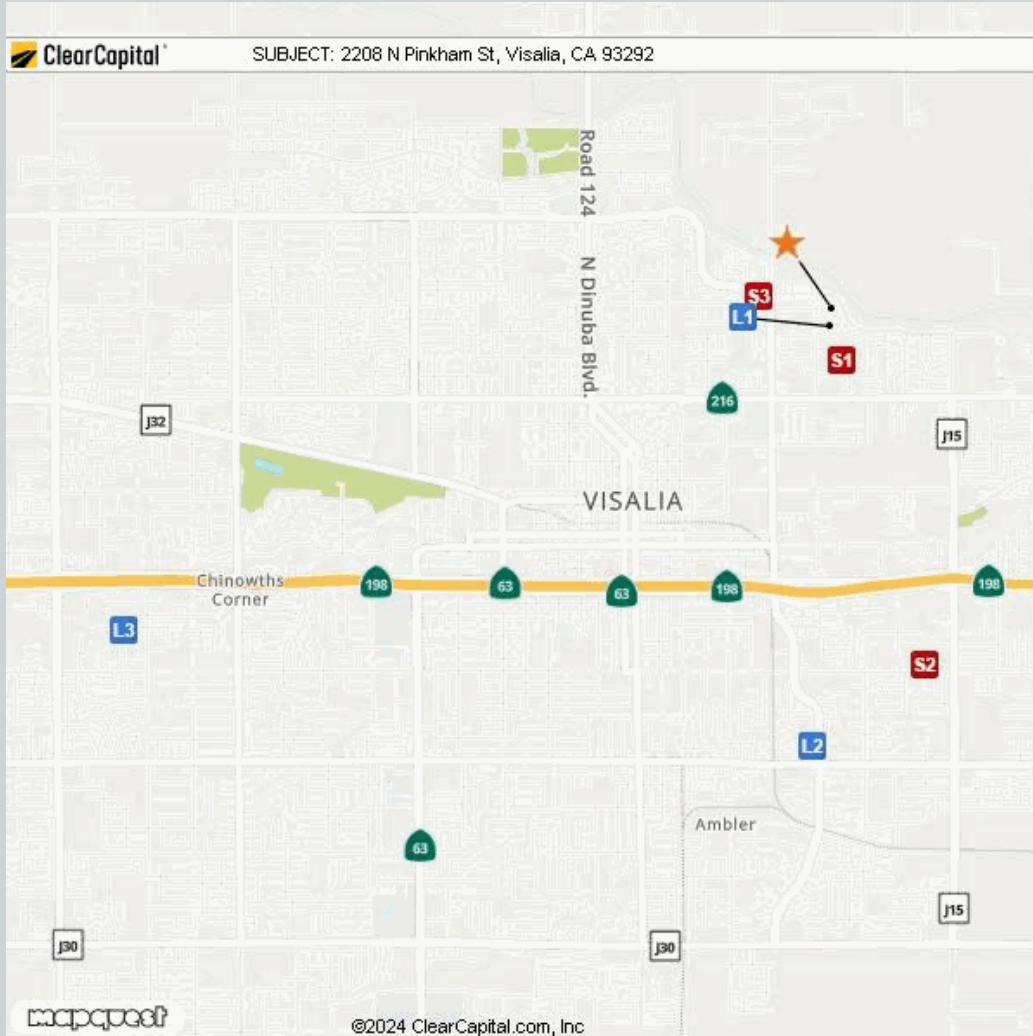
Address ★ 2208 N Pinkham Street, Visalia, CA 93292

Loan Number 57596

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2208 N Pinkham Street, Visalia, CA 93292	--	Parcel Match
L1 Listing 1	1804 E Four Creeks Court, Visalia, CA 93292	0.09 Miles ¹	Parcel Match
L2 Listing 2	1827 S Cain Court, Visalia, CA 93292	2.42 Miles ¹	Parcel Match
L3 Listing 3	4735 W Cypress Avenue, Visalia, CA 93277	4.30 Miles ¹	Parcel Match
S1 Sold 1	1944 E Harold Avenue, Visalia, CA 93292	0.29 Miles ¹	Parcel Match
S2 Sold 2	2532 E Tulare Avenue, Visalia, CA 93292	2.03 Miles ¹	Parcel Match
S3 Sold 3	2234 N Edison Street, Visalia, CA 93292	0.41 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: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprotider@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	21.32 miles	Date Signed	10/06/2024

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.