

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.

<b>Address</b>	1532 Kentwood Ave, Modesto, CA 95355	<b>Order ID</b>	9449665	<b>Property ID</b>	35622886
<b>Inspection Date</b>	07/01/2024	<b>Date of Report</b>	07/01/2024		
<b>Loan Number</b>	57928	<b>APN</b>	052-044-051-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Stanislaus		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	7.1_bpo	<b>Tracking ID 1</b>	7.1_bpo		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Santana Janet L	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$7,285	At the time of inspection subject property appeared to be in average condition overall from the street with simple curb appeal.	
<b>Assessed Value</b>	\$371,588		
<b>Zoning Classification</b>	SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (doors locked)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	Subject property is located in an older nonconforming neighborhood with properties of varying size, ages and styles. Most of the properties appear to be in average condition from the street with simple curb appeal. Short drive to major shopping, medical facilities, places of warship, schools and freeway access.	
<b>Sales Prices in this Neighborhood</b>	Low: \$337,000 High: \$560,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1532 Kentwood Ave	1708 Fernandes St	1421 Hillmont Ave	3901 Atwood Dr
<b>City, State</b>	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
<b>Zip Code</b>	95355	95355	95355	95355
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.56 <sup>1</sup>	0.20 <sup>1</sup>	0.30 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$498,000	\$539,000	\$565,900
<b>List Price \$</b>	--	\$498,000	\$550,000	\$544,900
<b>Original List Date</b>		06/14/2024	06/15/2024	02/05/2024
<b>DOM · Cumulative DOM</b>	-- · --	17 · 17	16 · 16	121 · 147
<b>Age (# of years)</b>	47	50	48	44
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,535	1,730	1,717	1,825
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	8	8	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.14 acres	.16 acres	.16 acres	.17 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Public Remarks: Welcome to Kingswood Estates offering a perfect combination of style, comfort, and convenience! The red brick exterior and double door entry exudes a timeless appeal showcasing the quality and craftsmanship. Thoughtfully designed kitchen with natural light, plenty of storage and flowing floorplan make this home ideal for both casual living and entertaining. Real wood burning brick fireplace in the main living area accompanied by built in bookshelves. Primary bedroom features fantastic walk-in closet and large private bath with lots of counter space. Two guest rooms plus the extra room off entry can be designed as a versatile flex space, an additional 4th guest room, office, gym or hobby room etc. Lovely yards with alley access and additional boat parking in its oversized gated side yard offering endless possibilities, parking recreational toys, activities, gardening enthusiasts etc. Large breezy covered patio provides a tranquil spot for morning coffee or fun evening with friends and family. All this in a highly desired neighborhood near Beyer High School on an attractive tree lined street! We are excited for you to view it!
- Listing 2** Public Remarks: Welcome to this newly renovated single family home located on a quiet and desirable neighborhood in Modesto. New SPC hard flooring installed throughout the house. Updated kitchen with new counter top and freshly painted cabinets is perfect for family gatherings. Recess lighting new paint throughout the house give the new owner a fresh start. Brand new furnace with central AC and heating is installed. There is a formal living room with large windows and abundant natural light. The backyard boasts a covered. The home also has plenty of storage space inside the home and built in shelves in the garage. The location is ideal within walking distance to parks and the nearest schools. Don't miss it!
- Listing 3** Public Remarks: PRICE ADJUSTMENT. Beyer Park neighborhood, Sylvan Schools. Close to schools, parks and shopping. Totally remodeled inside, and out. New windows, Custom kitchen cabinetry, soft close drawers, stone countertops, slick plaster throughout. Fresh paint inside and out. Fresh concrete, French drains F&R, rain gutters, new sprinkler system, new fencing and gates, finished garage, exterior lighting and all rain gutters all around. New floors, great room concept. Any interior steps down removed and made level. Original home inspection and new repair menu available upon request.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1532 Kentwood Ave	1908 Sylvan Ave	4001 Tapestry Dr	1504 Inspiration Ct
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95355	95355	95357	95357
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 <sup>1</sup>	0.14 <sup>1</sup>	0.33 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,900	\$514,900	\$495,000
List Price \$	--	\$499,900	\$514,900	\$495,000
Sale Price \$	--	\$500,000	\$515,000	\$520,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	04/12/2024	04/18/2024	04/02/2024
DOM · Cumulative DOM	-- · --	5 · 30	6 · 44	7 · 38
Age (# of years)	47	62	24	24
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	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,535	1,502	1,542	1,542
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	8	8	8	8
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	Pool - Yes	--
Lot Size	.14 acres	.21 acres	.15 acres	.12 acres
Other	--	--	--	--
Net Adjustment	--	-\$15,000	-\$15,000	-\$15,000
Adjusted Price	--	\$485,000	\$500,000	\$505,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Public Remarks: Welcome to this stunning home in a highly sought-after location! This spacious residence offers an impressive 1,502 square feet of living space, featuring 3-4 bedrooms and 2 bathrooms. Situated on an expansive lot of over 9,000 square feet, this property boasts an abundance of space and privacy. Upon entering, you'll be captivated by the updated open layout, creating a seamless flow between the living room and kitchen. The modernized kitchen showcases beautiful granite countertops, updated with new appliances, an elegant space for culinary endeavors. The dual pane windows flood the home with natural light, creating a bright and inviting atmosphere throughout. The home is equipped with a whole-house fan and newer roof, ensuring a pleasant indoor climate year-round. Additionally, this home offers a desirable bonus room, ideal for a man cave or versatile space to suit your specific needs. Imagine the possibilities for creating your dream entertainment area, home office, or playroom. The exterior of the property is just as impressive, with RV access providing convenience for recreational vehicle owners. A swimming pool for endless outdoor enjoyment and activities. Whether it's hosting gatherings, gardening, or simply basking in the sunshine. You won't want to miss this one! Adjustments: -15k pool
- Sold 2** Public Remarks: Nestled in the heart of a sought-after neighborhood, this charming single-story home exudes both elegance and comfort. Boasting a timeless exterior facade, the house welcomes you with its manicured lawn and a welcoming porch. Upon entering, you're greeted by a spacious and light-filled living area, complete with vinyl plank floors and large windows. The living room seamlessly flows into a modern kitchen, featuring upgraded countertops, appliances, and ample cabinet space for storage. The home offers three generously sized bedrooms, each thoughtfully designed with comfort in mind. The master suite is a private retreat, complete with a luxurious en-suite bathroom featuring updated shower. Two additional bedrooms share a stylishly appointed bathroom, perfect for accommodating guests or family members. Stepping outside, you're greeted by a backyard paradise. A sparkling swimming pool takes center stage, surrounded by a spacious patio area ideal for outdoor entertaining and lounging in the sun. Lush landscaping and mature trees provide privacy and create a serene atmosphere, making this backyard a true oasis. Call today to make your appointment!
- Sold 3** Public Remarks: This charming craftsman style home is located in a quiet neighborhood on a cul de sac in the highly desirable Rose Lane 5 subdivision. The exterior features cobblestone pillars and a white plant arbor on the front lanai. Once inside the sitting room you'll see an open floor plan and a large cobblestone wood burning fireplace with a massive custom built mantle. There are white plantation shutters throughout the living area. Kitchen has been upgraded with all matching Samsung stainless steel appliances. All rooms feature 9' ceilings with the exception of 2 bedrooms. Also, there is a large family bonus room just for hanging out. The back yard is your own private piece of paradise with a beautiful pool, waterfall and baby safety gate as well. As a plus there is a custom built playhouse which may also be used for storage if needed. Close to good schools, shopping and restaurants, this well kept home checks all the boxes. Adjustments: -15k pool

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				At the time of inspection subject property was not listed on the local MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$490,000	\$490,000
<b>Sales Price</b>	\$490,000	\$490,000
<b>30 Day Price</b>	\$480,000	--
<b>Comments Regarding Pricing Strategy</b>		
Local agents typically price properties low to encourage multiple offers. Final value represents a value with normal marketing times and based on the most similar and proximate comps in this report.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Address Verification



Street



## Listing Photos

**L1** 1708 Fernandes St  
Modesto, CA 95355



Front

**L2** 1421 Hillmont Ave  
Modesto, CA 95355



Front

**L3** 3901 Atwood Dr  
Modesto, CA 95355



Front



## Sales Photos

**S1** 1908 Sylvan Ave  
Modesto, CA 95355



Front

**S2** 4001 Tapestry Dr  
Modesto, CA 95357



Front

**S3** 1504 Inspiration Ct  
Modesto, CA 95357



Front

### ClearMaps Addendum

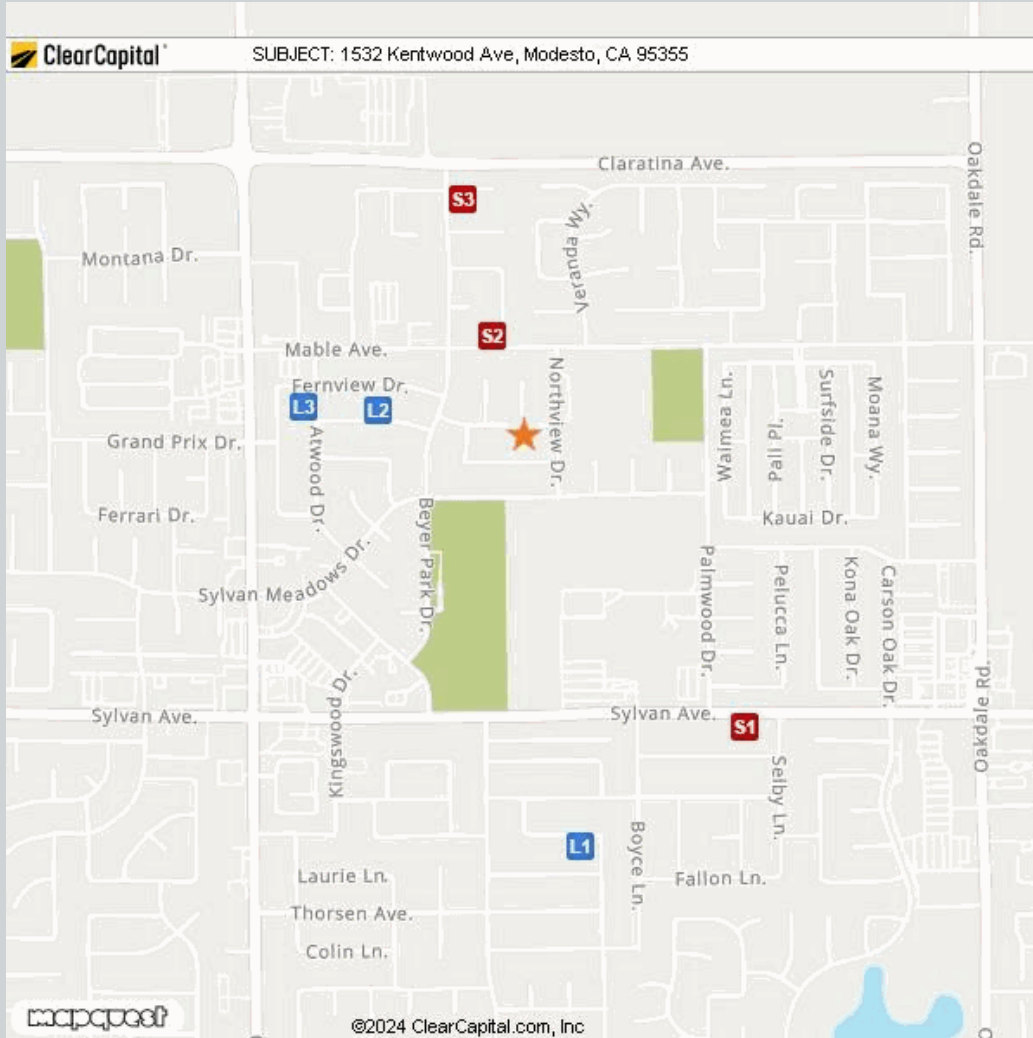
**Address** ★ 1532 Kentwood Ave, Modesto, CA 95355

**Loan Number** 57928

**Suggested List** \$490,000

**Suggested Repaired** \$490,000

**Sale** \$490,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1532 Kentwood Ave, Modesto, CA 95355	--	Parcel Match
L1 Listing 1	1708 Fernandes St, Modesto, CA 95355	0.56 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1421 Hillmont Ave, Modesto, CA 95355	0.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3901 Atwood Dr, Modesto, CA 95355	0.30 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1908 Sylvan Ave, Modesto, CA 95355	0.50 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4001 Tapestry Dr, Modesto, CA 95355	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1504 Inspiration Ct, Modesto, CA 95357	0.33 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Robert Searls	<b>Company/Brokerage</b>	Carrington Real Estate Services
<b>License No</b>	00450154	<b>Address</b>	1157 Copper Cottage Lane Modesto CA 95355
<b>License Expiration</b>	11/12/2025	<b>License State</b>	CA
<b>Phone</b>	2095314642	<b>Email</b>	brokerbobmodesto@gmail.com
<b>Broker Distance to Subject</b>	3.24 miles	<b>Date Signed</b>	07/01/2024

*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.**