

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	5765 E Florence Ave, Fresno, CALIFORNIA 93727	Order ID	9458865	Property ID	35643127
Inspection Date	07/05/2024	Date of Report	07/08/2024		
Loan Number	57971	APN	316-254-01		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	7.5_bpo	Tracking ID 1	7.5_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Marcos Manny T	Condition Comments Single story, stucco exterior, tile roof, corner lot, (garage door window broken, stucco paint peeling, fence board missing/broken, Gate to back yard broken or open.) Home appears vacant, no cars or trash cans in yard, weeds in driveway by garage area however it is unknown.
R. E. Taxes	\$2,975	
Assessed Value	\$214,389	
Zoning Classification	RS5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,000	
Estimated Interior Repair Cost		
Total Estimated Repair	\$2,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subject is near businesses, basin, parks; 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 1 active(s), 1 pending, and 3 sold comps in the last 6 months, in the last year there are 8 home(s) that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$415,000 High: \$460,000	
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	5765 E Florence Ave	5982 Pitt Ave E	5536 Burns E	2387 Minnewawa Ave S
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93727	93727	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.78 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$490,000	\$439,900	\$439,950
List Price \$	--	\$465,000	\$439,900	\$439,950
Original List Date		04/14/2024	06/03/2024	06/13/2024
DOM · Cumulative DOM	-- · --	58 · 85	35 · 35	5 · 25
Age (# of years)	23	5	8	9
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	1,858	1,898	1,773	1,773
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	7	7
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	.19 acres	0.12 acres	0 acres	0.14 acres
Other	--	leased solar	na	na

* 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** Beautiful 3 bedrooms 2 bath Lennar Home in Fresno CA. New Laminated Wood Flooring Upon entering you'll find a bonus/ office room and an open concept kitchen and living room with lot of natural light throughout the area. Kitchen is boasting with spacious dining area with granite counters island/breakfast bar cabinet space stainless steel appliances and pantry. Spacious Main Bedroom with 2-sinks bathroom and a large walk-in closet. Other 2 Bedrooms plus a full bathroom. For outdoor living the backyard is the perfect place to relax and entertainment grassy area and stamped concrete patio space. Attached 2-car garage indoor laundry room tank-less hot water heater and solar power energy-efficient home. Must See
- Listing 2** Welcome to 5536 E Burns a charming 3-bedroom 2-bathroom residence spanning 1773 sq ft. built only 8 years ago by KB Homes. As you step inside you'll be greeted by an inviting atmosphere where the living room seamlessly connects with a cozy dining area creating a warm and welcoming space. The well-maintained kitchen boasts cabinets lining both sides of the walls providing ample storage. Throughout the community spaces you'll find beautiful hardwood flooring that adds a touch of elegance to the home. The property features a 30 yr. comp roof ensuring durability and longevity. The backyard is generously sized perfect for hosting family events or letting pets roam freely. This residence at 5536 E Burns offers a harmonious blend of comfort and functionality making it an ideal place to call home.
- Listing 3** Welcome to this stunning former model home a perfect blend of modern design and comfort. Step inside to an open floor plan concept that seamlessly connects the living room kitchen and hallway areas all featuring beautiful laminate flooring. The living room boasts a striking board and batten accent wall creating an ideal space for relaxation and entertainment. The kitchen is a chef's dream equipped with sleek stainless steel appliances and ample cabinetry illuminated by elegant recessed lighting. Large windows throughout the home invite an abundance of natural light enhancing the welcoming atmosphere. This charming residence offers four spacious bedrooms and two well-appointed bathrooms. The master suite is a true retreat featuring a generous walk-in closet and a master bathroom with a dedicated makeup vanity. An additional room serves as an entertainment space or can be easily converted into a cozy den. Outside the landscaped backyard is designed for relaxation and social gatherings complete with comfortable seating around a firepit. Experience the best of indoor and outdoor living in this meticulously maintained home. Don't miss the opportunity to make this exceptional property yours

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5765 E Florence Ave	5856 Atchison St E	2168 Preuss Ave S	5749 Truman Ave E
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93727	93727	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.32 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$465,000	\$470,000	\$405,000
List Price \$	--	\$465,000	\$470,000	\$405,000
Sale Price \$	--	\$460,000	\$465,000	\$415,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	10/30/2023	03/12/2024	05/02/2024
DOM · Cumulative DOM	-- · --	0 · 40	11 · 47	2 · 35
Age (# of years)	23	19	22	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	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,858	2,062	2,045	1,640
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	.19 acres	0.16 acres	0.2 acres	0.18 acres
Other	--	na	leased solar	leased solar
Net Adjustment	--	-\$28,560	-\$38,280	-\$480
Adjusted Price	--	\$431,440	\$426,720	\$414,520

* 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** Wonderful Granville home built in 2005 located in Southeast Fresno in the Sanger Unified School District. This home features four bedrooms one of which is isolated from the others great for guests or an office. The third garage is also separated from the other two which would work as a storage unit workout room or a multipurpose room. The kitchen has a breakfast bar pantry and a large eating area. The open living room area with fireplace creates a perfect setting for family gatherings. Call today Buyer to cooperate with seller 1031 seller exchange at no cost to buyer. Deducted (-)\$10k seller concessions, \$1600 age, \$8160 sf, \$10k bed/garage added (+)\$1200 lot
- Sold 2** Pool Solar and a 3-car Garage Three must-haves in one beautiful Granville home. The spacious floor plan offers a great roomkitchen and dining room that open to the back yard and asparklingswimming pool. Its the perfect home to entertain family and friends or just to relax and enjoy in comfort. The high ceilings make the home even more inviting. Just off the entry is a den with a built in bookcase for a home office study or music room. This model was originally offered with a 4-bedroom or oversized owners suite option. This has the oversized owners suite and can easily be made into a 4th bedroom if preferred. The solar lease includes 42 panels providing the current owner with a ZERO DOLLAR end of year true up - even with a swimming pool If youve been looking for a home with all that AND a generous back yard this is a must see Deducted (-)\$10k leased solar, \$20k pool, \$400 age, \$7480 sf, \$400 lot
- Sold 3** Lovely 3 bedroom 2 bath home in Sanger Unified. The home has existing RV parking for the well travelled or convert it into your very own pickle ball court the added space has many possibilities The home has a low maintenance long lasting tile roof. You can look forward to low energy bills with the 34 panel leased (PPA) solar system and dual pane windows. Enjoy the outdoors under the covered patio and generously sized backyard. Natural light floods the interior of the home from the many windows in every room. The chef of the family will enjoy cooking on the GE Profile Stainless gas stove with the WIFI Chef Connect feature 4 burners and built in stovetop griddle. The main bath has a large oval tub that invites you to relax after a long day. Not a bath person Not to worry a separate shower is another amenity this room offers. Dual vanities and tons of storage including a walk in closet round out the spacious bathroom. Schedule a showing with your favorite realtor today Deducted (-)\$10k leased solar added (+)\$400 age, \$8720 sf, \$400 lot

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not in the last 12 months been on the market (listed), removed or sold in the per Fresno MLS.			
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	\$422,000	\$424,000
Sales Price	\$422,000	\$424,000
30 Day Price	\$414,520	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 1/10/24 or sooner, no short sales or foreclosures, SFR, 1 story, GLA 1558-2158, 1991-2011 year built, comp proximity is important, within ¼ mile radius of subject there is 1 comp, within ½ mile radius there 2 comps, there is no active, no pending and 2 sold comps. Due to shortage of sold comps extended sold date 10/1/23 there is 1 sold comp. There is no active/pending comps, extended radius one mile there is no comps, removed stories from search there is no comps, moved age to 1981-2020 there is 4 comps within 1mile radius. 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 be applied to owner owned solar and partial adjustments for leased solar that will require buyer to assume the loan. Subject is assumed in average condition unless noted.</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



Address Verification



Side



Street



Other

Listing Photos

L1 5982 Pitt Ave E
Fresno, CA 93727



Front

L2 5536 Burns E
Fresno, CA 93727



Front

L3 2387 Minnewawa Ave S
Fresno, CA 93727



Front

Sales Photos

S1 5856 Atchison St E
Fresno, CA 93727



Front

S2 2168 Preuss Ave S
Fresno, CA 93727



Front

S3 5749 Truman Ave E
Fresno, CA 93727



Front

ClearMaps Addendum

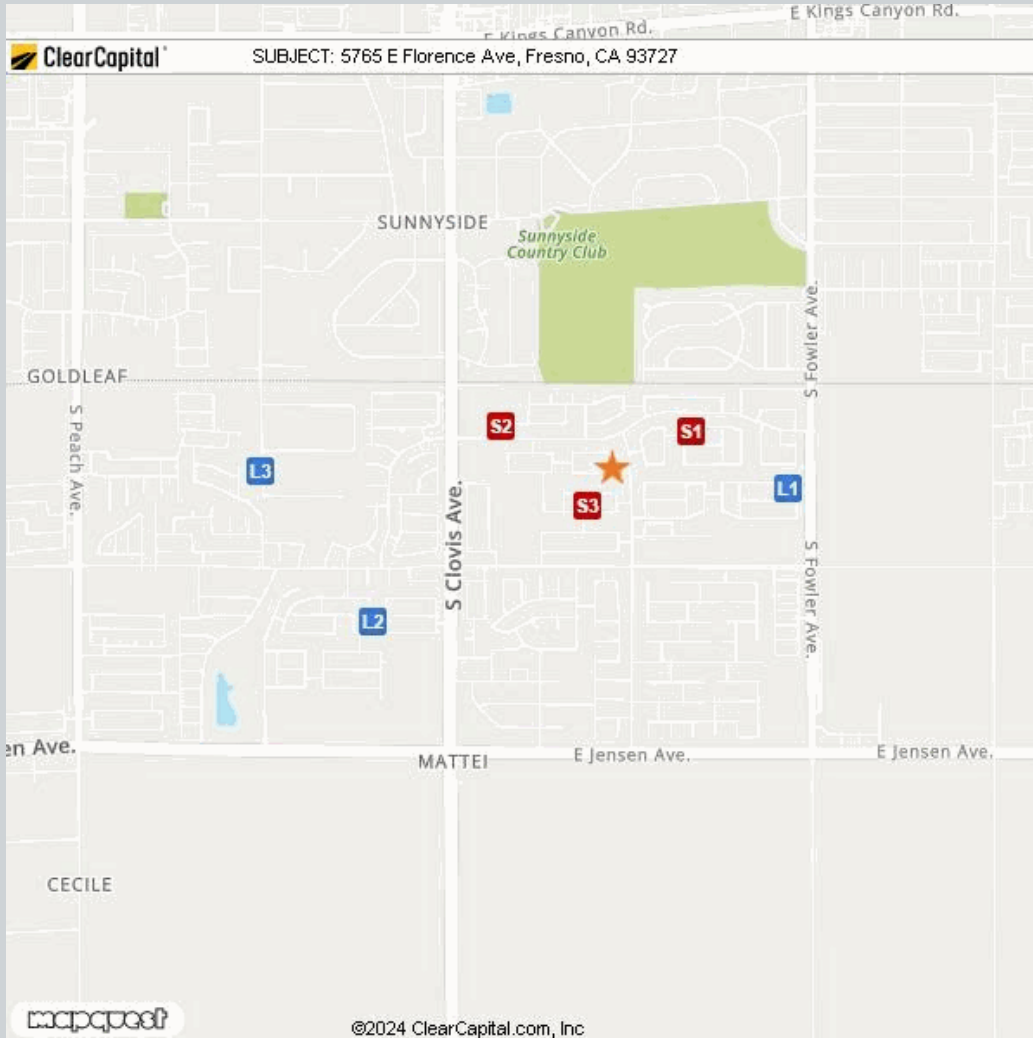
Address ★ 5765 E Florence Ave, Fresno, CALIFORNIA 93727

Loan Number 57971

Suggested List \$422,000

Suggested Repaired \$424,000

Sale \$422,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5765 E Florence Ave, Fresno, California 93727	--	Parcel Match
L1 Listing 1	5982 Pitt Ave E, Fresno, CA 93727	0.49 Miles ¹	Parcel Match
L2 Listing 2	5536 Burns E, Fresno, CA 93727	0.78 Miles ¹	Parcel Match
L3 Listing 3	2387 Minnewawa Ave S, Fresno, CA 93727	0.96 Miles ¹	Street Centerline Match
S1 Sold 1	5856 Atchison St E, Fresno, CA 93727	0.24 Miles ¹	Parcel Match
S2 Sold 2	2168 Preuss Ave S, Fresno, CA 93727	0.32 Miles ¹	Parcel Match
S3 Sold 3	5749 Truman Ave E, Fresno, CA 93727	0.12 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	10.16 miles	Date Signed	07/08/2024

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.