

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	612 W Monroe St, Santa Maria, CA 93458	Order ID	9504427	Property ID	35733733
Inspection Date	07/29/2024	Date of Report	07/29/2024		
Loan Number	58102	APN	117-053-008		
Borrower Name	Catamount Properties 2018 LLC	County	Santa Barbara		

Tracking IDs					
Order Tracking ID	7.25_bpo	Tracking ID 1	7.25_bpo		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DIONISIA B GALARZA	Condition Comments	
R. E. Taxes	\$1,142	<p>Legal Description: MARIA VISTA SUB 2 LOT 7 BLK D. 612 W Monroe St is a (3) bedroom, (1.5) bathroom home with 1,050 square foot living area. The home is located on a 6,098 square foot lot. The home was built in 1962 per tax record information. Estimated C4 (average) condition rating. There is no documentation to support a higher or lower condition rating for the subject. No repair items noted. The subjects interior is speculated to be C4 condition rating based on its exterior condition. The subject is adequately maintained at exterior. Roof appears to be serviceable. Attached (2) car garage. The subject conforms to the surrounding homes in its neighborhood in age, architectural style, quality of construction. GLA size is in the higher tier for GLA in the subjects neighborhood. Residential views only. Q4 quality of construction.</p>	
Assessed Value	\$108,676		
Zoning Classification	Residential		
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	<p>The subject is located in a older neighborhood of SFR homes, west of Broadway Avenue, north of W Donovan Road, south of W Taylor Street and east of N Railroad Avenue. No adverse influences noted that would negatively affect the subjects resale value. Fee simple land. No HOA. Close to typical amenities - schools, shopping and services. REO and Short Sale properties are in short supply in Santa Maria in the current market. No boarded up homes noted in the subjects neighborhood. Vandalism risk is low. Inventory of homes For Sale across all areas of Santa Maria is low. Sales volume has slowed sign...</p>	
Sales Prices in this Neighborhood	Low: \$390,000 High: \$595,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The subject is located in a older neighborhood of SFR homes, west of Broadway Avenue, north of W Donovan Road, south of W Taylor Street and east of N Railroad Avenue. No adverse influences noted that would negatively affect the subjects resale value. Fee simple land. No HOA. Close to typical amenities - schools, shopping and services. REO and Short Sale properties are in short supply in Santa Maria in the current market. No boarded up homes noted in the subjects neighborhood. Vandalism risk is low. Inventory of homes For Sale across all areas of Santa Maria is low. Sales volume has slowed significantly since the FED raised interest rates. Buyer demand remains stable in Santa Maria due to supply and demand issues. Market remains a sellers market as supply continues to exceed demand. Appreciation has stabilized with trend towards a stabilizing market. Marketing time remains abbreviated and under (60) days when homes are priced and positioned correctly in the marketplace. Retail sales driving market prices. REO and Short Sales remain in short supply in the current market. The subject conforms to the surrounding homes in its neighborhood in age of construction, architectural style, quality of construction and use (residential) The subjects GLA size is smaller than most surrounding homes in its neighborhood and GLA at the subject is in the low tier for GLA in the neighborhood. Marketing time is abbreviated and under (30) days. The average marketing time in the subjects neighborhood is currently around (22) days on market.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	612 W Monroe St	420 N Railroad Avenue	321 E El Camino Street	818 E Hermosa Street
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93458	93454	93454
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.01 ¹	1.08 ¹	1.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$515,000	\$590,000	\$599,999
List Price \$	--	\$510,000	\$590,000	\$575,000
Original List Date		06/17/2024	06/28/2024	07/12/2024
DOM · Cumulative DOM	-- · --	42 · 42	21 · 31	16 · 17
Age (# of years)	62	67	96	66
Condition	Average	Average	Average	Average
Sales Type	--	Investor	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Victorian	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,050	1,064	1,320	1,368
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 2	4 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	Detached 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	0.14 acres	0.14 acres	0.13 acres	0.15 acres
Other	--	--	Bonus Room , Corner lot	--

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 CRMLS #SR24123279. List #1 is a vacant, investor sale per MLS information. List #1 is located in an older neighborhood of SFR homes in Santa Maria, approximately 1.01 miles away from the subject. Comp exceeding the (1) mile distance radius variance threshold tolerance for SUBURBAN location was used in the report due to extremely scarce LIST comp selection in Santa Maria in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #1 is a (1) story, Ranch styled home like the subject. List #1 is a similar aged home built in 1957, a (5) year older home than the subject. List #1 has similar Q4 quality of construction rating. List #1 has the same (3) bedroom count as the subject. List #1 has inferior (1) bathroom count to the subjects superior (1.5) baths. List #1 has the same (5) room count as the subject. List #1 has a similar sized floor plan and slightly superior GLA values over the subject. List #1 has estimated superior above average condition over the subject. List #1 has undergone some recent renovations with new flooring and updated bath. List #1 has the same sized 0.14 acre lot and similar lot and land value to the subject. List #1 has a inferior attached (1) car carport. The subject has a superior attached (2) car garage. Both homes have fenced side and rear yards. Both homes have landscaped yards. Both homes have forced warm air for heating and no air conditioning. The subject has a similar view amenity to List #1 - both homes have residential views only. List #1 has inferior neighborhood lot location values. List #1 has an adverse influence fronting a busy street with moderate to heavy traffic and is near commercial buildings. The subject has no adverse influences. With adjustments, List #1 has estimated inferior fair market resale value to the subject, with edge to the subject due to its superior bath count, superior attached (2) car garage and superior lot location with no adverse influences. List #1 has estimated slightly inferior fair market resale value to the subject with adjustments. Edge to the subject. List #1 is the most heavily weighted LIST comp due to its similar DNA profile. Best LIST comp.

Listing 2 List #2 is a traditional, non distressed resale. List #2 is located in a older neighborhood of SFR homes in Santa Maria, approximately 1.08 miles away from the subject. Comp exceeding the (1) mile distance radius threshold tolerance for SUBURBAN location was used in the report due to extremely scarce LIST comp selection in Santa Maria in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #2 is a (1) story home with superior Victorian style architecture. List #2 has older age of construction. List #2 was built in 1928, a (34) year older home than the subject. Comp exceeding the (15) year age of construction variance threshold tolerance was used in the report due to extremely scarce LIST comp selection in Santa Maria in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #2 has superior quality of construction. List #2 has the same (3) bedroom count as the subject. List #2 has superior (2) bathroom count over the subjects inferior (1.5) baths. List #2 has superior (6) room count over the subject. List #2 has a superior sized floor plan and superior GLA values over the subject. Comp exceeding the +/- 20% GLA value variance threshold tolerance was used in the report due to extremely scarce LIST comp selection in Santa Maria in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #2 has estimated similar C4 condition rating (average) like the subject. List #2 has a inferior sized 0.13 acre lot to the subject and inferior lot and land value to the subject. List #2 is located on a superior corner lot. List #2 has a (2) car garage like the subject. Both homes have fenced side and rear yards. Both homes have landscaped yards. The subject has a similar view amenity to List #2 - both homes have residential views only. List #2 has similar neighborhood lot location value like the subject and has no adverse influences. The subject and List #2 have no adverse influences that could potentially negatively affects its resale value. The subject has similar neighborhood lot location value to List #2. List #2 has a superior bonus room and bonus GLA. With adjustments, List #2 has estimated superior fair market resale value over the subject, with edge to List #2 for its superior GLA values, superior quality of construction, superior bonus room, superior Victorian architectural style and superior corner lot. The subjects resale value is estimated to be inferior to List #2. List #2 has estimated superior resale value.

Listing 3 List #3 is a fair market sale per MLS information. List #3 is located in a like kind, older neighborhood of SFR homes in Santa Maria, approximately 1.34 miles away from the subject. Comp exceeding the (1) mile distance radius threshold tolerance for SUBURBAN location was used in the report due to extremely scarce LIST comp selection in Santa Maria in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #3 is a (1) story home with similar Ranch/Rambler style architecture. List #3 has similar age of construction. List #2 was built in 1958, a (4) year older home than the subject. List #3 has similar Q4 quality of construction rating. List #3 has the superior (4) bedroom count over the subject. List #3 has superior (2) bathroom count over the subjects inferior (1.5) baths. List #3 has superior (6) room count over the subject. List #3 has a superior sized floor plan and superior GLA values over the subject. Comp exceeding the +/- 20% GLA value variance threshold tolerance was used in the report due to extremely scarce LIST comp selection in Santa Maria in the current market for properties that match the subjects DNA profile and estimated range of resale value. List #2 has estimated similar C4 condition rating (average) like the subject. List #3 has a superior sized 0.15 acre lot over the subject and slightly superior lot and land value over the subject. List #3 has a (2) car garage like the subject. Both homes have fenced side and rear yards. Both homes have landscaped yards. The subject has a similar view amenity to List #3 - both homes have residential views only. List #3 has similar neighborhood lot location value like the subject and has no adverse influences. The subject and List #3 have no adverse influences that could potentially negatively affects its resale value. The subject has similar neighborhood lot location value to List #3. With adjustments, List #3 has estimated superior fair market resale value over the subject due to its superior GLA values and superior sized lot. The subjects resale value is estimated to be inferior to List #3. List #3 has estimated superior resale value over the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	612 W Monroe St	303 Dena Way	620 W Monroe Street	1703 N Benwiley Avenue
City, State	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA	Santa Maria, CA
Zip Code	93458	93454	93458	93458
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.02 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$485,000	\$545,000	\$499,000
List Price \$	--	\$485,000	\$545,000	\$499,000
Sale Price \$	--	\$480,000	\$525,000	\$516,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/04/2024	04/22/2024	08/31/2023
DOM · Cumulative DOM	-- · --	3 · 49	4 · 31	12 · 41
Age (# of years)	62	66	62	65
Condition	Average	Fair	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/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,050	1,127	1,120	1,319
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	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	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.14 acres	0.15 acres
Other	--	Outbuilding	--	--
Net Adjustment	--	+\$11,380	-\$6,700	-\$20,890
Adjusted Price	--	\$491,380	\$518,300	\$495,610

* 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** NSBCRMLS #24000264. Sold #1 was a fair market sale. Sold #1 is located in a like kind, older neighborhood of SFR homes, approximately 0.72 miles away from the subject. ADJUSTMENTS - Age - Sold #1 is a (4) year older home built in 1958 (+\$1,000) Quality of construction - both Q4 rating (\$0) Room Count - both (5) room count (\$0) Bedroom Count - S1 has (3) bedrooms like the subject (\$0) Bathroom Count - Sold #1 has the superior (2) full bath count over the subject (-\$2,500) GLA Count - S1 has a larger sized floor plan and superior GLA values over the subject (-\$4,620) Condition - Sold #1 is a fixer per MLS information, and has estimated inferior overall condition rating to the subject (+\$20,000) Location - S1 has similar neighborhood lot location value. S1 has neutral location with no adverse influence. The subject has no adverse influences (\$0) View - both residential views only (\$0) Garage - Sold #1 comp has an attached (2) car garage like the subject (\$0) Lot Size - Sold #1 has the same sized 0.14 acre lot and similar lot & land value to the subject (\$0) Sold #1 has a superior outbuilding (-\$5,000) Both homes have fenced side and rear yards (\$0) Both homes have landscaped yards (\$0) Both homes have forced hot air for heating and no air conditioning (\$0) With adjustments, Sold #1 has an estimated net downward adjustment of \$11,380 to the subject. Subjects adjusted value: \$491,380. Sold #1 is a slightly dated comp that closed escrow over (3) months ago. Prices have been stable in the subjects neighborhood since Sold #1 closed escrow. The subjects market value is estimated to be in line or slightly higher than its adjusted price to Sold #1 due to low inventory in the marketplace. Sold #1 had conventional loan financing type, with no reported credits or concessions. The subject has estimated superior fair market resale value over Sold #1.
- Sold 2** NSBCRMLS #24000487. Sold #2 was a traditional resale. Sold #2 is located on the same street as the subject, approximately 0.02 miles away from the subject. ADJUSTMENTS - Age - Sold #2 was built in 1962, the same year as the subject (\$0) Quality of construction - both Q4 rating (\$0) Sold #2 has the same (5) room count as the subject (\$0) Bedroom Count - Sold #2 has the same (3) bedroom count as the subject (\$0) Bathroom Count - Sold #2 has superior (2) full bathroom count over the subjects inferior (1.5) baths (-\$2,500) GLA Count - Sold #2 has a slightly larger floor plan and superior GLA values over the subject (-\$4,200) Condition - Sold #2 has estimated similar C4 condition rating like the subject per MLS photos (\$0) Location - S2 has similar neighborhood lot location value. Sold #2 has neutral lot location value and no adverse influences like the subject (\$0) View - both S2 and the subject have residential views only (\$0) Garage - Sold #2 comp has an attached (2) car garage like the subject (\$0) Lot Size - Sold #2 has the same sized 0.14 acre lot (\$0) Both homes have fenced side and rear yards (\$0) Both homes have landscaped yards (\$0) Both homes have forced hot air for heating and no air conditioning (\$0) With adjustments, Sold #2 has an estimated net upward adjustment of \$6,700 over the subject. Subjects adjusted value: \$518,300. Sold #2 is a slightly dated comp that closed escrow over (3) months ago. Prices have been stable in the subjects neighborhood since Sold #2 closed escrow. The subjects market value is estimated to be in range of its adjusted price to Sold #2. Sold #3 had CTNL financing type with no reported credits or concessions. The subject has estimated similar fair market resale value to Sold #2. Sold #2 is the most heavily weighted SOLD comp. Best SOLD comp. Values are estimated to be close an in range. Sold #2 is the most proximate SOLD comp.
- Sold 3** Sold #3 was a owner occupied, fair market sale. Sold #3 is located in the same general area of SFR homes, approximately 0.21 miles away from the subject. ADJUSTMENTS - Age - Sold #3 is a (3) year older home built in 1959 (+\$750) Quality of construction - both Q4 rating (\$0) Sold #3 has superior (6) room count over the subject (\$0) Bedroom Count - Sold #3 has the same (3) bedroom count as the subject (\$0) Bathroom Count - Sold #3 has superior (2) bathroom count over the subjects inferior (1.5) bath count (-\$2,500) GLA Count - Sold #3 has a larger floor plan and superior GLA values over the subject (-\$16,140) Condition - S3 has estimated similar C4 condition rating like the subject (\$0) Location - S3 has similar neighborhood lot location value. Sold #3 has neutral lot location value and no adverse influences like the subject (\$0) View - both homes have residential views only (\$0) Garage - Sold #3 comp has an attached (2) car garage like the subject (\$0) Lot Size - Sold #3 has a superior sized 0.15 acre lot (-\$3,000) Both homes have fenced side and rear yards (\$0) Both homes have landscaped yards (\$0) Both homes have forced hot air for heating and no air conditioning (\$0) With adjustments, Sold #3 has an estimated net upward adjustment of \$20,890 over the subject. Subjects adjusted value: \$495,610. Sold #3 is a dated comp that closed escrow over (11) months ago. Prices have increased in the subjects neighborhood since Sold #3 closed escrow. The subjects market value is estimated to exceed its adjusted value to Sold #3. Sold #3 had conventional loan financing type with no reported credits or concessions. The subject has estimated inferior fair market resale value to Sold #3 due to Sold #3 superior GLA values, superior bath count and estimated superior sized lot. Sold #3 has estimated higher resale value over the subject if it were to be currently on the market for sale. Edge to Sold #3.

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 0

of Sales in Previous 12 Months 0

Listing History Comments

No MLS listing history found. No sales history in tax records, mortgage history only.

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	\$518,500	\$518,500
Sales Price	\$515,000	\$515,000
30 Day Price	\$500,000	--

Comments Regarding Pricing Strategy

I initially went back (3) months, out in distance (1) mile. List and Sold comps that match the subjects DNA and condition profile are extremely scarce in Santa Maria in the current market. Sold comps that have closed in the past (90) days that match the subjects DNA and speculated condition profile are extremely scarce. List comps that match the subjects GLA profile, lot size, age and estimated range of resale value are extremely scarce. Inventory of homes For Sale remains extremely low in all areas of Santa Maria in the current market. Inventory of homes For Sale is extremely low in all price tiers in Santa Maria in the current market. List price variance is wide for comps used in the report due to extremely scarce LIST comp factors in the current market for properties that match the subjects DNA profile and condition profile. Due to scarce comp factors, it was necessary to relax some of the variance threshold tolerances of the search criteria to find comps which I could use to complete the report. Sales dates were backed up (12) months and distance radius was expanded up to (5) miles and comp selection remained scarce. With relaxing the (90) day pending date, the (1) mile distance radius threshold tolerance for SUBURBAN location, the (15) year age of construction variance tolerance threshold and the +/- 20% GLA value threshold tolerance of the search criteria, I was able to find comps of which I could use due to extremely scarce comp factors. Comps used in the report are the best possible currently available comps within (5) miles from the subject and the adjustments are sufficient for this area to account for the differences in the subject and the comps. S1, S2 and S3 comps exceed the (90) day pending date variance tolerance threshold. L1, L2 and L3 comps exceed the the (1) mile distance radius threshold tolerance for SUBURBAN location. L2 exceeds the (15) year age of construction variance tolerance. L1, L2 and S3 comps exceed the 20% GLA value variance tolerance threshold. List & SOLD comps are extremely scarce that match the subjects profile. Sold comps that have similar age of construction are extremely scarce. Most proximate comps available were used in report. Agent recommends an "AS-IS" sales strategy with a 90-120 day marketing period. Sold #2 is the most heavily weighted sales comp due to its similar location on the same street, similar C4 condition rating and lowest net adjustment to the subject. The subjects current market value is estimated to be in range of List #1 which has a similar DNA profile, but adverse location fronting a busy road and near commercial buildings. The subjects GLA size is in the lower tier for its neighborhood. Sales prices appreciated rapidly in the subjects neighborhood over the course of 2021 and into the first quarter of 2023 (20%- 25% increase) Price appreciation has stabilized with the Fed's interest rate hikes, but due to a limited supply of homes For Sale in Santa Maria, market remains stable and home values stable as market remains a sellers market. Marketing time is abbreviated and under (30) days. Adjusted SOLD comps are estimated to accurately bracket the range of the subjects current resale value. The subjects estimated range of "AS- IS" resale value with a 60-90 day marketing period is \$510,000 to \$518,300 in the current market due to low inventory of homes For Sale and stable buyer demand. The subjects estimated (30) day quick sale price is \$500,000. The initial suggested list price mark up percentage is suggested to be 2% to 3%, due to low inventory and stable buyer demand in the current market. Marketing time is abbreviated and less than (30) days when properties are priced and positioned correctly in the marketplace. Current market trend appears to be sales price stabilization. Demand continues to exceeds supply in Santa Maria, however in the current market helping to sustain home values. Sales volume has slowed significantly since the FED interest rate hikes. Estimated Tax Value per Realist.com tax websites Corelogic software algorithm - RealAVM™ Value: \$496,300 Confidence Score: 78 RealAVM™ Value Range: \$443,700 - \$548,900 Forecast Standard Deviation: 11 Value As Of 07/15/2024 (1)RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. (2)The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3)The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

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



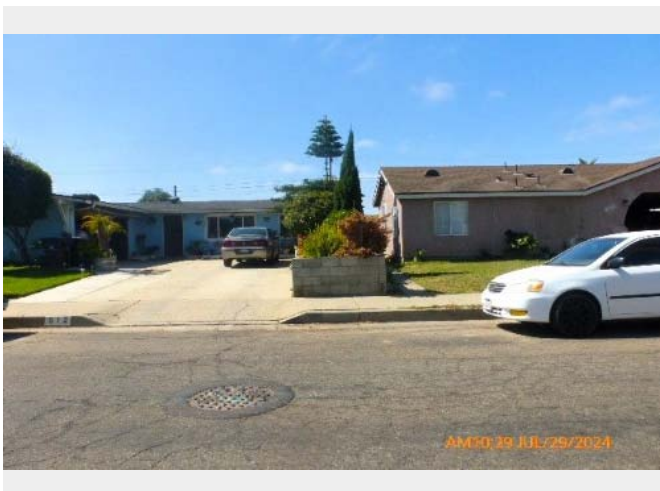
Front



Address Verification



Side



Side



Side

Subject Photos



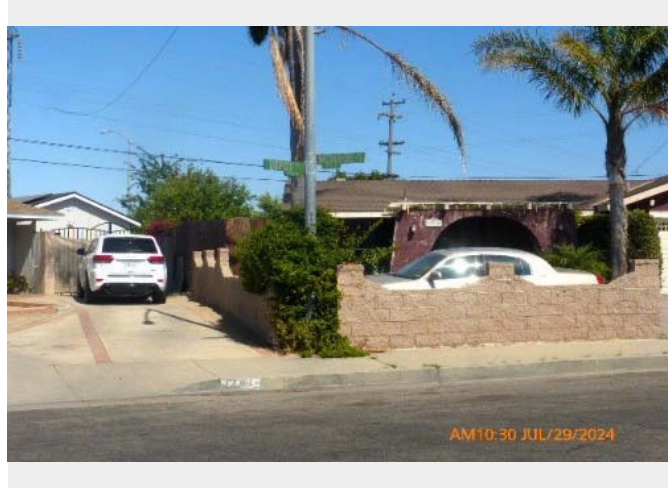
Side



Street



Street



Street



Street



Other

Listing Photos

L1 420 N Railroad Avenue
Santa Maria, CA 93458



Front

L2 321 E El Camino Street
Santa Maria, CA 93454



Front

L3 818 E Hermosa Street
Santa Maria, CA 93454



Front

Sales Photos

S1 303 Dena Way
Santa Maria, CA 93454



Front

S2 620 W Monroe Street
Santa Maria, CA 93458



Front

S3 1703 N Benwiley Avenue
Santa Maria, CA 93458



Front

ClearMaps Addendum

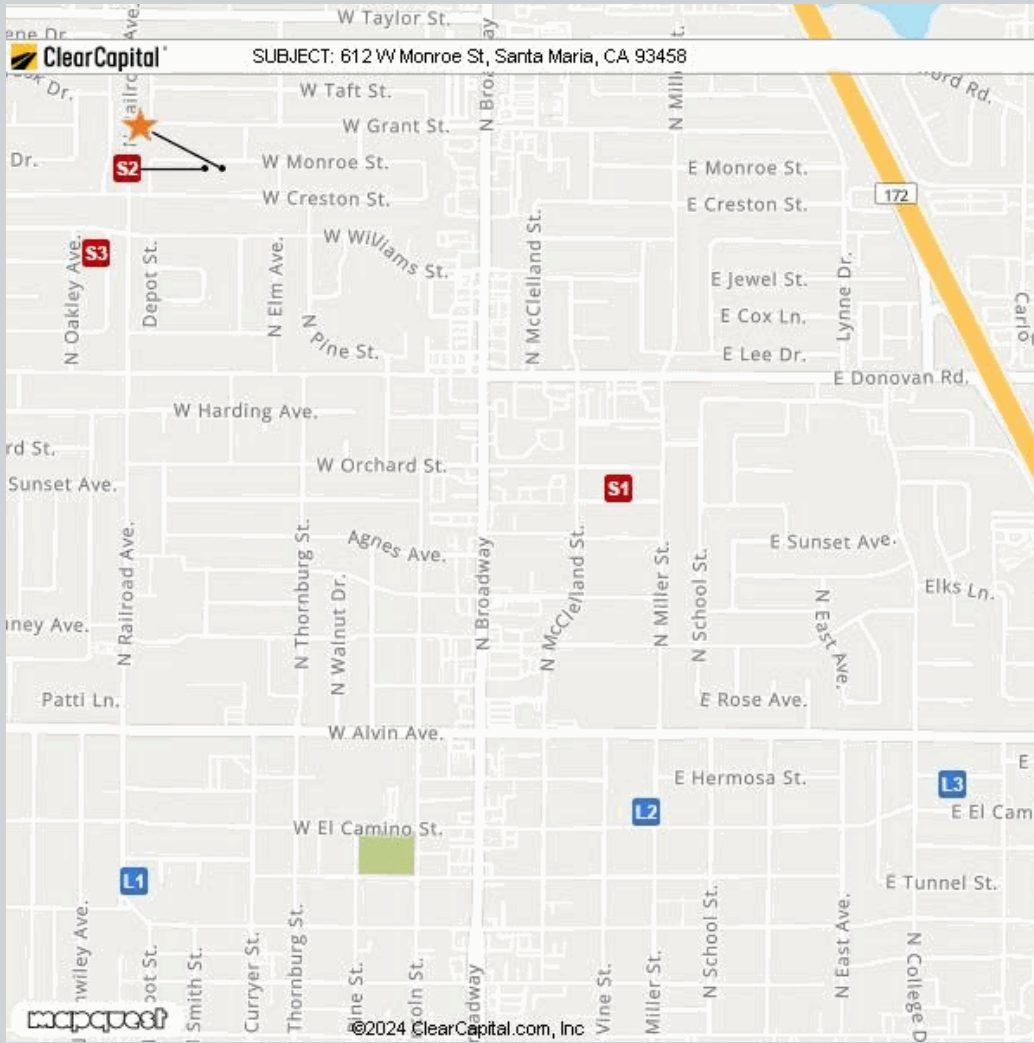
Address ★ 612 W Monroe St, Santa Maria, CA 93458

Loan Number 58102

Suggested List \$518,500

Suggested Repaired \$518,500

Sale \$515,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	612 W Monroe St, Santa Maria, CA 93458	--	Parcel Match
L1	420 N Railroad Avenue, Santa Maria, CA 93458	1.01 Miles ¹	Parcel Match
L2	321 E El Camino Street, Santa Maria, CA 93454	1.08 Miles ¹	Parcel Match
L3	818 E Hermosa Street, Santa Maria, CA 93454	1.34 Miles ¹	Parcel Match
S1	303 Dena Way, Santa Maria, CA 93454	0.72 Miles ¹	Parcel Match
S2	620 W Monroe Street, Santa Maria, CA 93458	0.02 Miles ¹	Parcel Match
S3	1703 N Benwiley Avenue, Santa Maria, CA 93458	0.21 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	Christian Stuart Workmon	Company/Brokerage	EB Investments
License No	01317218	Address	727 South Halcyon Road #11 Arroyo Grande CA 93420
License Expiration	08/15/2025	License State	CA
Phone	7604048735	Email	chrisworkmon@gmail.com
Broker Distance to Subject	12.55 miles	Date Signed	07/29/2024

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.