

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>	3805 E Terrace Avenue, Fresno, CA 93703	<b>Order ID</b>	9552340	<b>Property ID</b>	35843255
<b>Inspection Date</b>	08/17/2024	<b>Date of Report</b>	08/18/2024		
<b>Loan Number</b>	58221	<b>APN</b>	44531221		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Fresno		

Tracking IDs					
<b>Order Tracking ID</b>	8.15_BPO	<b>Tracking ID 1</b>	8.15_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	DESTINY J DELATORRE	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,120	Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.	
<b>Assessed Value</b>	\$165,064		
<b>Zoning Classification</b>	Residential RS5		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.	
<b>Sales Prices in this Neighborhood</b>	Low: \$225,000 High: \$465,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	3805 E Terrace Avenue	3843 E Shields Ave	1825 Arden Dr	3348 E Harvard Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93703	93726	93703	93703
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.46 <sup>1</sup>	0.42 <sup>1</sup>	0.39 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$3,685,000	\$335,000	\$369,900
<b>List Price \$</b>	--	\$365,000	\$335,000	\$369,900
<b>Original List Date</b>		02/22/2024	05/28/2024	06/28/2024
<b>DOM · Cumulative DOM</b>	-- · --	59 · 178	26 · 82	10 · 51
<b>Age (# of years)</b>	73	70	73	74
<b>Condition</b>	Average	Average	Average	Good
<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 bungalow	1 Story bungalow	1 Story Ranch	1 Story bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,702	1,636	1,588	1,877
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	None	Attached 1 Car
<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>	.18 acres	0.16 acres	0.17 acres	0.15 acres
<b>Other</b>	None	None	None	None

\* 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** This home features 3 bedrooms, 3 bathrooms, 1768sf, a living room and a family room. Cozy up during the winter months in front of the warm, brick fireplace. The big open windows in the family room welcome the sunlight and open view of the backyard, so you don't miss what's happening outside. The massive master bedroom allows you plenty of room for office space or nursery setup, the glass sliding door also allows you the convenience of stepping into the back patio, and entering into the family room. The big gate in front secures privacy and protection. This home is perfect for first time buyers or Investment Opportunities.
- Listing 2** Great 3 Bedroom 2 Bath Home In The Heart Of The Mayfair District. Large Lot With Lots Of Space In The Backyard For Family Gatherings And Parties. There Is Also Ample Space On The Side Yard For RV Or Boat Parking. The Floorplan Features a Spacious Living Room, Dining Area, Large Kitchen, Indoor Laundry And a Bonus Room. Newer Roof And Hvac.
- Listing 3** This Solidly Built, Classically Designed Home In Fresno's Mayfair Neighborhood Has Been Updated For Comfortable Everyday Living. Recent Renovations Were Carried Out With Expertise, Integrating New Vinyl Wood Flooring, Neutral Paint, Plush Carpeting, Contemporary Tile Work, And Modern Lighting. Spanning Nearly 1,900 sq Ft, The Interior Space Includes Three Bedrooms And Two Full Baths. Beautiful Entertaining Areas Encompass an Open Plan Living And Dining Room While The All New Kitchen Hosts a Stylish Gray And White Theme. The Bright Family Room Offers a Sublime Place For Casual Respite. Each Bedroom Is Equally As Impressive, With The Primary Bedroom Undergoing a Thorough Renovation To Its Private Bath. In Addition To The Front With Its Lawn And Porch, The Home Boasts a One Car Attached Garage, Large Covered Patio And Secluded Backyard. Popular For Its Proximity To Schools, Parks And Local Amenities, The Area Is Within Easy Driving Distance Of Downtown Fresno Via Route 41.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	3805 E Terrace Avenue	3834 E Andrews Ave	3014 N 8th St	3814 Arden Dr
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93703	93726	93703	93703
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.48 <sup>1</sup>	0.30 <sup>1</sup>	0.21 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$379,000	\$340,000	\$330,000
<b>List Price \$</b>	--	\$379,000	\$340,000	\$330,000
<b>Sale Price \$</b>	--	\$355,000	\$355,000	\$340,000
<b>Type of Financing</b>	--	Conventional	Fha	Conventional
<b>Date of Sale</b>	--	05/06/2024	06/12/2024	05/29/2024
<b>DOM · Cumulative DOM</b>	-- · --	59 · 91	5 · 70	4 · 43
<b>Age (# of years)</b>	73	70	69	74
<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 bungalow	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,702	1,636	1,615	1,547
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 1 · 1
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	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>	.18 acres	0.16 acres	0.13 acres	0.17 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$15,170	+\$6,385	+\$8,125
<b>Adjusted Price</b>	--	\$339,830	\$361,385	\$348,125

\* 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** Adjustments made for sq footage (\$3630), age (\$1200) and condition (\$20000), if needed. A Freshly Updated 3 Bedroom, 2 Bath Home That Offers 1600+ Square ft Of Living Space, a Roomy Interior And Is Move-In-Ready. You Will Love The Upgrades In This Home, Which Include a Fully Updated Kitchen With New Appliances, Fresh Landscaping, a New Pool System, Fresh Paint And So Much More With a Two Car Garage And a Spacious Backyard With a Built In Pool, And a Large Screened In Patio, This Home Makes For Some Great Entertaining A True Gem In a Well Desired Neighborhood, Located Close To Great Schools And The Bustling Tower District, Known For Their Many Tasty Restaurants, Shopping And Amenities.
- Sold 2** Adjustments made for sq footage (\$4785), and age (\$1600), if needed. First Time On The Market In 30 Years. Welcome To This Well Maintained Wathen Headliner Featuring a Living, And Formal Dining Room. Gleaming Hardwood Floors In Hallway And Bedrooms And Newer Laminate Flooring In Large Eat In Kitchen. Extra Large Main Bedroom With Ensuite Fully Tiled Bathroom Energy Features Include Two Fireplaces, a Whole House Fan, Triple Pane Windows And Owned Solar. Dont Miss The Cozy, Inviting And Vegetated Back Patio Leading To a Water Feature With a Rock Waterfall. Bath Count Is Different Than Tax Records, Buyer To Verify If Important.
- Sold 3** Adjustments made for sq footage (\$8525), and age (\$-400), if needed. Discover Charm And Comfort In This Inviting Three-Bedroom, One-And-A-Half-Bathroom Home Nestled Within a Mature Neighborhood. This Quaint Abode Features Two Generous Living Spaces, Perfect For Relaxing Or Entertaining; a Centralized Kitchen Perfect For Any Culinary Creation, And a Dedicated Laundry Room. Step Outside To Find a Spacious Backyard Retreat, Offering Ample Room For Outdoor Enjoyment And Gardening. Dont Miss Out On The Opportunity To Make This Delightful Property Your Next Home. Schedule Your Showing Today

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	All State Homes	none noted at time of inspection					
<b>Listing Agent Name</b>	Sid De La Torre						
<b>Listing Agent Phone</b>	559-287-8065						
<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>
05/31/2024	\$349,999	08/02/2024	\$310,000	Pending/Contract	08/07/2024	\$310,000	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$345,000	\$345,000
<b>Sales Price</b>	\$340,000	\$340,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

## 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



Side



Side



Street



Street

## Listing Photos

**L1** 3843 E Shields Ave  
Fresno, CA 93726



Front

**L2** 1825 Arden Dr  
Fresno, CA 93703



Front

**L3** 3348 E Harvard Ave  
Fresno, CA 93703



Front



## Sales Photos

**S1** 3834 E Andrews Ave  
Fresno, CA 93726



Front

**S2** 3014 N 8th St  
Fresno, CA 93703



Front

**S3** 3814 Arden Dr  
Fresno, CA 93703



Front

### ClearMaps Addendum

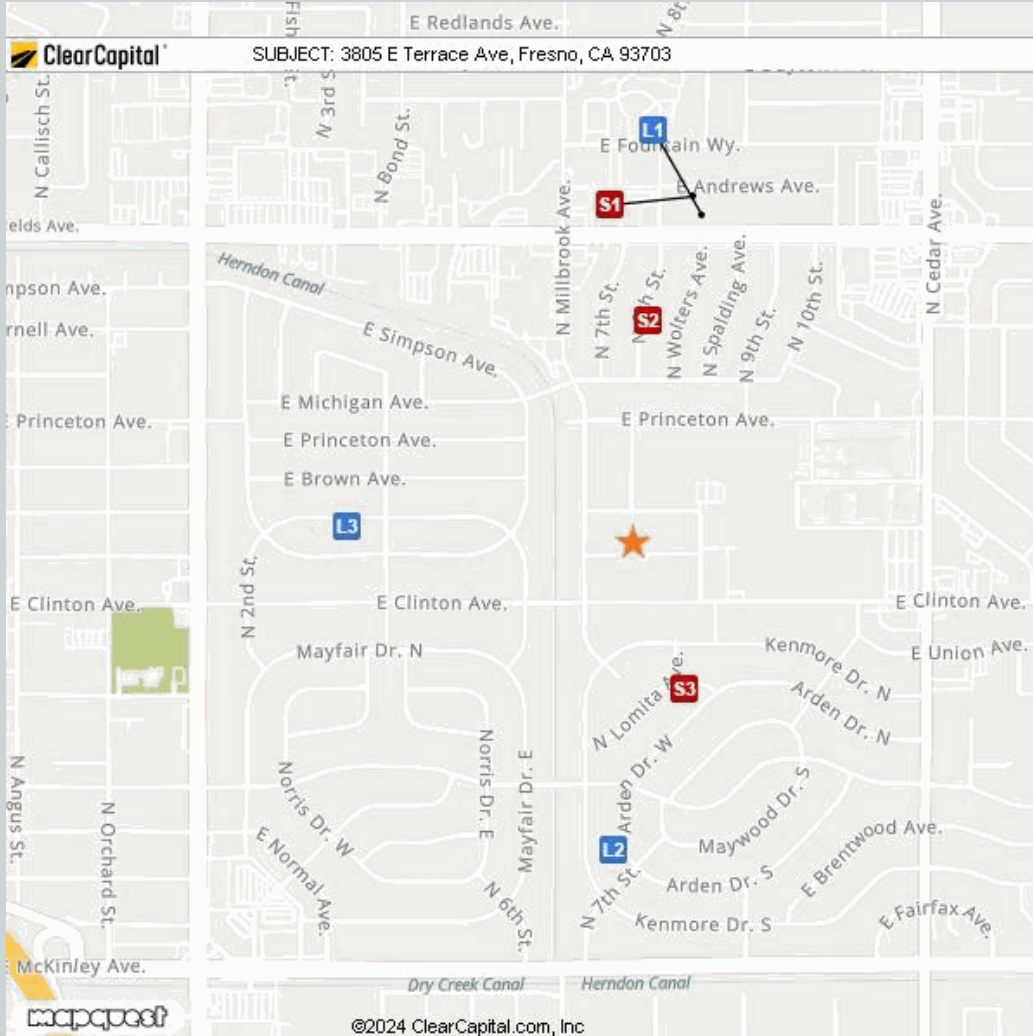
**Address** ★ 3805 E Terrace Avenue, Fresno, CA 93703

**Loan Number** 58221

**Suggested List** \$345,000

**Suggested Repaired** \$345,000

**Sale** \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3805 E Terrace Avenue, Fresno, CA 93703	--	Parcel Match
L1 Listing 1	3843 E Shields Ave, Fresno, CA 93726	0.46 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1825 Arden Dr, Fresno, CA 93703	0.42 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3348 E Harvard Ave, Fresno, CA 93703	0.39 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3834 E Andrews Ave, Fresno, CA 93726	0.48 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3014 N 8th St, Fresno, CA 93703	0.30 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3814 Arden Dr, Fresno, CA 93703	0.21 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: 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](mailto: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

<b>Broker Name</b>	Susan Tonai	<b>Company/Brokerage</b>	London Properties
<b>License No</b>	01207349	<b>Address</b>	6442 N Maroa Fresno CA 93612
<b>License Expiration</b>	03/18/2028	<b>License State</b>	CA
<b>Phone</b>	5592892895	<b>Email</b>	reoagent4u@gmail.com
<b>Broker Distance to Subject</b>	4.45 miles	<b>Date Signed</b>	08/18/2024

*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.**