

Statistical Market Analysis

| Status  | #        | List      | Sold      | List  | Sold    | Sale/List | Approx | List Price | Sold Price | Agent   | Cumulative |
|---------|----------|-----------|-----------|-------|---------|-----------|--------|------------|------------|---------|------------|
|         | Listings | Volume    | Volume    | Price | Price   | Price     | SQFT   | Per Approx | Per Approx | Days on | Days on    |
|         |          |           |           |       |         |           |        | SQFT       | SQFT       | Market  | Market     |
| Closed  | 7        | 1,174,900 | 1,172,500 | Low   | 145,000 | 135,000   | 0.87   | 720        | 109.46     | 95.34   | 7          |
|         |          |           |           | Avg   | 167,843 | 167,500   | 0.99   | 1,029      | 175.42     | 177.27  | 87         |
|         |          |           |           | High  | 199,900 | 235,000   | 1.18   | 1,416      | 274.59     | 322.80  | 137        |
| Overall | 7        | 1,174,900 | 1,172,500 | Low   | 145,000 | 135,000   | 0.87   | 720        | 109.46     | 95.34   | 7          |
|         |          |           |           | Avg   | 167,843 | 167,500   | 0.99   | 1,029      | 175.42     | 177.27  | 87         |
|         |          |           |           | High  | 199,900 | 235,000   | 1.18   | 1,416      | 274.59     | 322.80  | 137        |

Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Residential; Inside the map search Polygon; Status of 'Active', 'Closed', 'Coming Soon', 'Pending', 'UCB (Under Contract-Backups)', 'CCBS (Contract Contingent on Buyer Sale)'; Dwelling Type of ' Mfg/Mobile Housing'; Approx SQFT between 0 and 1600; Year Built between 0 and 1999; Close of Escrow Date between '02/01/2022' and '09/03/2036'.

Closed Listings

| MLS #   | Address                     | Bed | Bth | SqFt  | YR   | OLP     | LP      | SP      | COE        | LP/SP/\$/SF     | ADOM | CDOM |
|---------|-----------------------------|-----|-----|-------|------|---------|---------|---------|------------|-----------------|------|------|
| 6870673 | 152 S SCOTT CIR             | 2   | 1.5 | 728   | 1994 | 199,900 | 199,900 | 235,000 | 06/30/2025 | 274.59 / 322.8  | 7    | 7    |
| 6751138 | 308 N RIVERVIEW LN          | 2   | 2   | 1,416 | 1990 | 155,000 | 155,000 | 135,000 | 10/31/2024 | 109.46 / 95.34  | 49   | 47   |
| 6721866 | 584 MAD AS HELL RANCH TRL 9 | 2   | 2   | 720   | 1973 | 199,900 | 165,000 | 152,500 | 10/31/2024 | 229.17 / 211.81 | 137  | 137  |
| 6701853 | 209 E A DIRT RD             | 1   | 1   | 840   | 1977 | 145,000 | 145,000 | 145,000 | 09/04/2024 | 172.62 / 172.62 | 73   | 70   |
| 6701831 | 182 E Sundance LN           | 1   | 1   | 1,000 | 1978 | 155,000 | 155,000 | 155,000 | 08/30/2024 | 155 / 155       | 89   | 86   |
| 6339396 | 173 E Lone CIR              | 3   | 2   | 1,344 | 1998 | 160,000 | 170,000 | 165,000 | 05/27/2022 | 126.49 / 122.77 | 119  | 117  |
| 6287442 | 448 N Day PL                | 2   | 2   | 1,152 | 1984 | 185,000 | 185,000 | 185,000 | 05/26/2022 | 160.59 / 160.59 | 137  | 137  |