

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	3241 42nd Street, Sacramento, CA 95817	Order ID	6156779	Property ID	26414331
Inspection Date	05/01/2019	Date of Report	05/04/2019		
Loan Number	10011	APN	014-0191-030-0000		
Borrower Name	Catamount Properties 2018 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	CITL_BPO_04.30.19 - v1	Tracking ID 1	CITL_BPO_04.30.19 - v1		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Lori Brown, Donald Wilkins	Condition Comments	
R. E. Taxes	\$1,948	Property has average curb appeal and is maintained. The landscaping is maintained, and the home conforms to the neighborhood. The subject property appeared to be average as did the neighborhood it was built.	
Assessed Value	\$164,846		
Zoning Classification	R1		
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	Urban	Neighborhood Comments	
Local Economy	Stable	Per Realist by MLS the neighborhood is 35% owner occupied. The neighborhood around 5 minutes to the nearest freeway CA-Hwy 50, which runs east to South Lake Tahoe, NV and west to San Francisco, CA. The nearest shopping is a mixture of old non-brand name and newer brand name (Walgreen's, Food Source) businesses. UC Davis Medical Clinic and Hospital is within 5 minutes to the the neighborhood. The nearest schools are: Father Keith B. Kenny, and Sacramento Charter High School. The nearest park is Forth Avenue Park.	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$382,500		
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	3241 42nd Street	4068 Santa Rosa Ave	3425 Santa Cruz	4624 10th Ave
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95817	95817	95817	95820
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.17 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$205,000	\$235,000	\$249,000
List Price \$	--	\$205,000	\$233,900	\$249,000
Original List Date		03/21/2019	03/28/2019	04/20/2019
DOM · Cumulative DOM	-- · --	11 · 44	36 · 37	11 · 14
Age (# of years)	62	72	73	93
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 Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	750	860	780	880
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	None	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.07 acres	.11 acres	.14 acres
Other	Comp shingle roof	Comp shingle roof	Comp shingle roof	Comp shingle roof

* 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** Fair market sale, 1 story, dining family combo, laminate kitchen counter, no fireplace, laminate/tile flooring, and comp shingle roof. Adjusted for superior GLA (-1100); inferior garage (+2000) and lot size (+600) for an overall adjustment of (+1500); for an adjusted list price of \$206,500. Comp selected for age and bed bath count.
- Listing 2** Fair market sale, 1 story, breakfast nook, laminate kitchen counter, no fireplace, carpet/linoleum/tile flooring, and comp shingle roof. Adjusted for inferior age (+2750) for an overall adjustment of (+2750); giving an adjusted list price of \$236,650. Comp selected for similar GLA, bed/bath and lot size.
- Listing 3** Fair market sale, 1 story, dining family combo, laminate kitchen counter, no fireplace, carpet/tile flooring, and comp shingle roof. Adjusted for inferior age (+7750), garage (+2000); superior GLA (-1300) for an overall adjustment of (+8450); giving a list price adjustment of \$257,450. Comp selected for similar bed/bath count and lot size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3241 42nd Street	3231 San Jose Way	4408 6th Ave	3717 42nd St
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95817	95817	95820	95820
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.15 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$231,000	\$255,000
List Price \$	--	\$219,950	\$231,000	\$259,000
Sale Price \$	--	\$210,000	\$233,000	\$259,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/08/2019	02/12/2019	03/20/2019
DOM · Cumulative DOM	-- · --	156 · 181	7 · 32	4 · 26
Age (# of years)	62	94	63	78
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 Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	750	639	884	848
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.07 acres	.07 acres	.11 acres
Other	Comp shingle roof	Comp shingle roof	Comp shingle roof	Comp shingle roof
Net Adjustment	--	+\$6,600	-\$9,640	+\$4,000
Adjusted Price	--	\$216,600	\$223,360	\$263,000

* 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** Fair market sale, 1 story, breakfast nook, granite kitchen counter, no fireplace, laminate flooring, and comp shingle roof. Adjusted for superior concession (-2000); inferior age (+8000) and lot size (+600) for an overall adjustment of (+6600). MLS confirms a concession of \$2000. Comp selected for smaller GLA and proximity.
- Sold 2** Fair market sale, 1 story, breakfast nook, granite kitchen counter, no fireplace, carpet/laminate/tile flooring, and comp shingle roof. Adjusted for superior concession (-6400), GLA (-1340), bed (-2500); inferior lot size (+600) for an overall adjustment of (-9640). MLS confirms a concession of \$6400.
- Sold 3** Fair market sale, 1 story, dining family combo, no fireplace, carpet/laminate/tile flooring, and comp shingle roof. Adjusted for inferior age (+4000) for an overall price adjustment of (+4000). MLS confirms no concessions, priced to encourage multiple offers. Comp selected for similar GLA, bed/bath and lot size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per MLS the subject has not been listed or sold since 2004.			
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	\$237,000	\$237,000
Sales Price	\$234,000	\$234,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
At 1/4 mile the sold comps nearest in exterior appeal sold for 210000 and 233000; and the listings range from 205000-249999. Extended to 1/2 mile for remaining comps. Suggested pricing is based on the adjusted values of the sold and listing comps within 1/2 mile of the subject.		

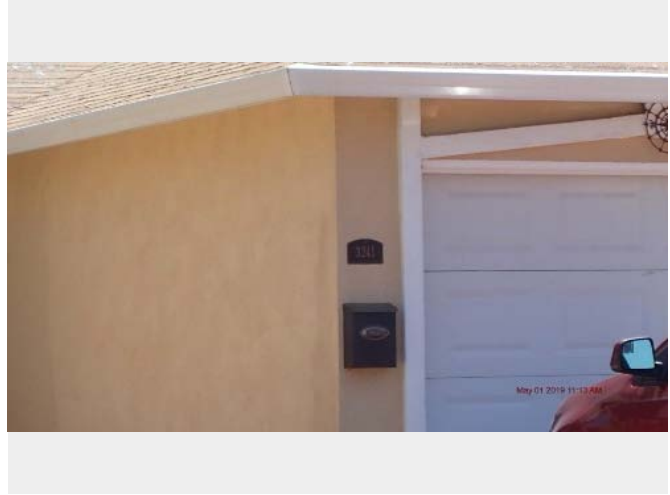
Clear Capital Quality Assurance Comments Addendum

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.
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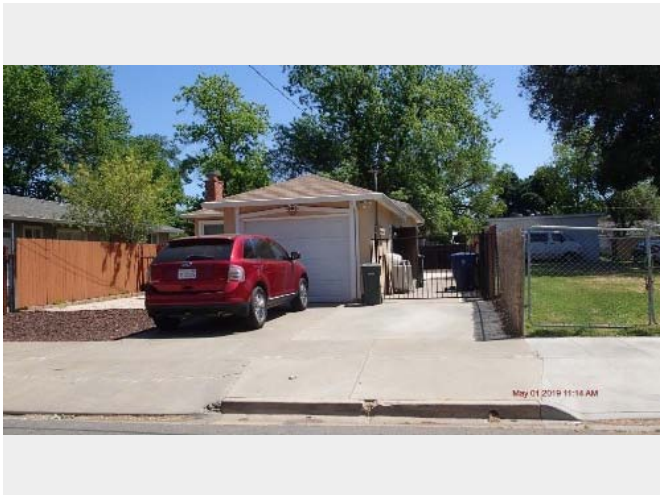
Subject Photos



Front



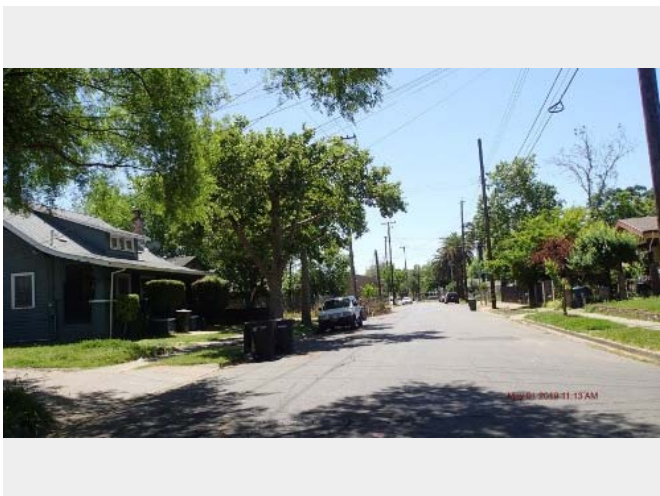
Address Verification



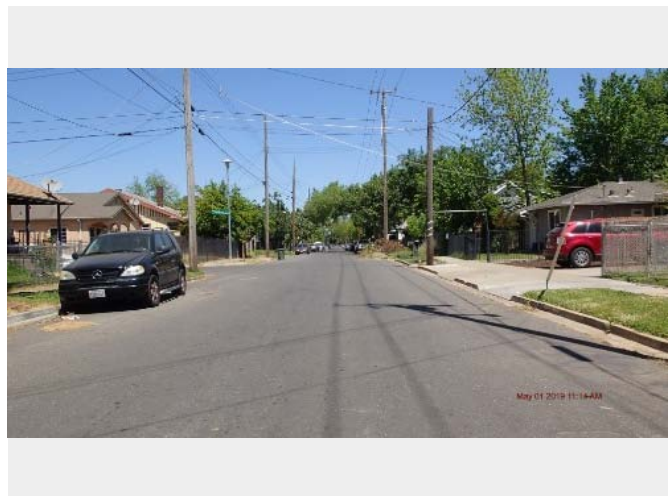
Side



Side

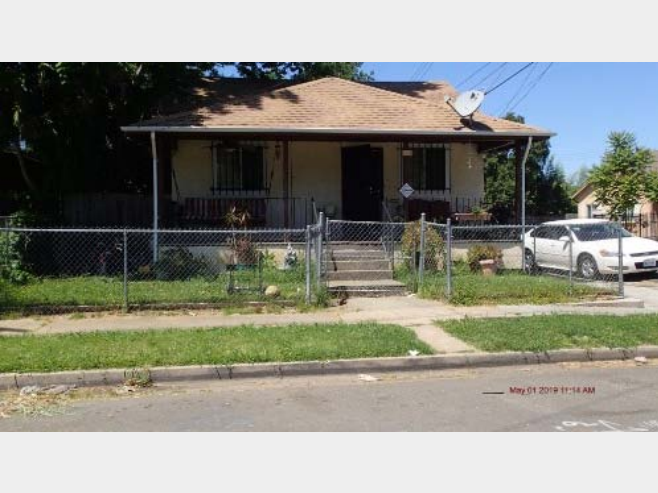


Street



Street

Subject Photos



Other

Listing Photos

L1 4068 Santa Rosa Ave
Sacramento, CA 95817



Front

L2 3425 Santa Cruz
Sacramento, CA 95817



Front

L3 4624 10th Ave
Sacramento, CA 95820



Front

Sales Photos

S1 3231 San Jose Way
Sacramento, CA 95817



Front

S2 4408 6th Ave
Sacramento, CA 95820



Front

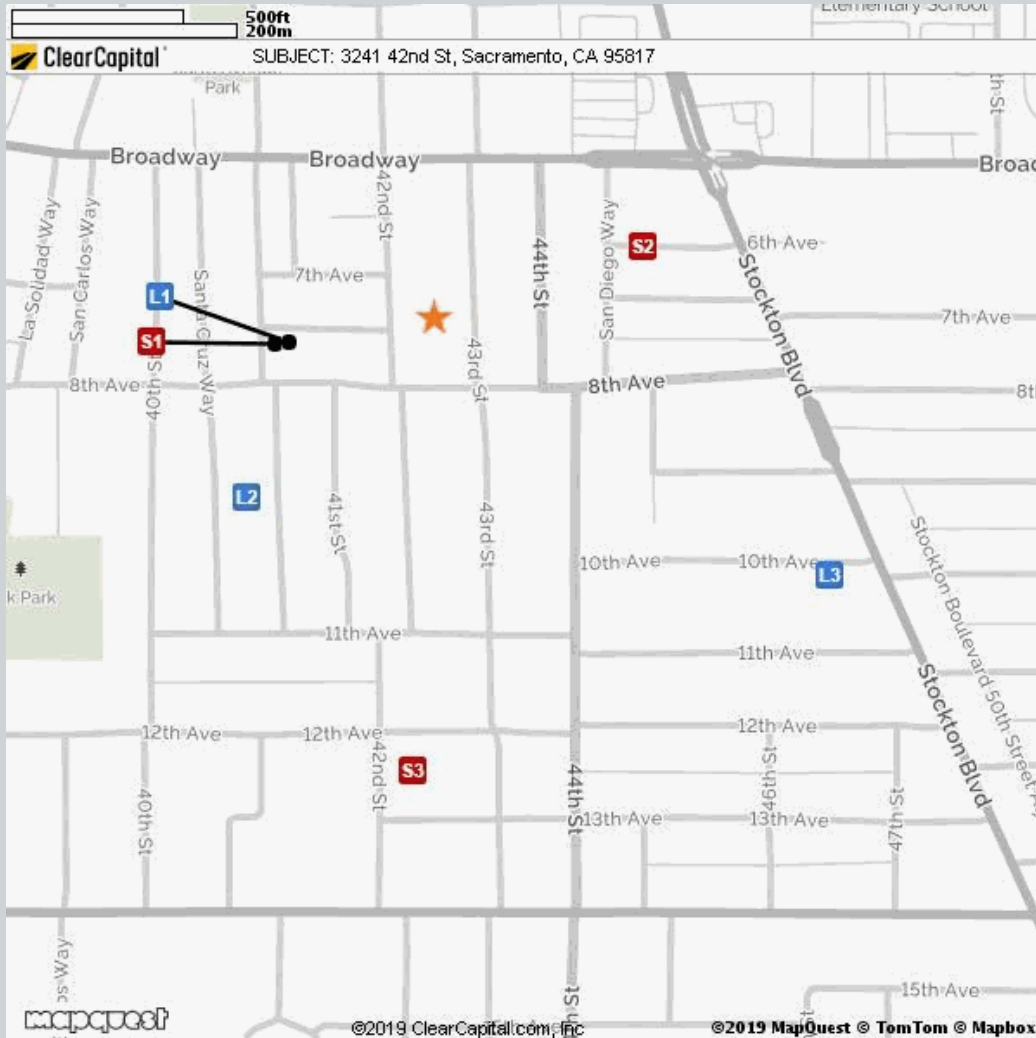
S3 3717 42nd St
Sacramento, CA 95820



Front

ClearMaps Addendum

Address ★ 3241 42nd Street, Sacramento, CA 95817
Loan Number 10011 **Suggested List** \$237,000 **Suggested Repaired** \$237,000 **Sale** \$234,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3241 42nd St, Sacramento, CA	--	Parcel Match
L1 Listing 1	4068 Santa Rosa Ave, Sacramento, CA	0.08 Miles ¹	Parcel Match
L2 Listing 2	3425 Santa Cruz, Sacramento, CA	0.17 Miles ¹	Parcel Match
L3 Listing 3	4624 10th Ave, Sacramento, CA	0.32 Miles ¹	Parcel Match
S1 Sold 1	3231 San Jose Way, Sacramento, CA	0.09 Miles ¹	Parcel Match
S2 Sold 2	4408 6th Ave, Sacramento, CA	0.15 Miles ¹	Parcel Match
S3 Sold 3	3717 42nd St, Sacramento, CA	0.30 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	Regina Edwards	Company/Brokerage	Vantage Point Mortgage, Inc.
License No	01435640	Address	7748 Poplar Ave Citrus Heights CA 95621
License Expiration	08/18/2020	License State	CA
Phone	9167523878	Email	edwardsbpo@gmail.com
Broker Distance to Subject	14.02 miles	Date Signed	05/03/2019

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.