

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>	1916 Sunrise Avenue, Modesto, CA 95350	<b>Order ID</b>	6082055	<b>Property ID</b>	26107459
<b>Inspection Date</b>	02/21/2019	<b>Date of Report</b>	02/22/2019		
<b>Loan Number</b>	37108	<b>APN</b>	120-026-004-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	Citi-DriveBy BPO 02.20.19 Catamount	<b>Tracking ID 1</b>	Citi-DriveBy BPO 02.20.19 Catamount
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied		Exterior of the subject appears to be in Average condition, no visible damages .
<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		

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>			No Listing History for 12 months.
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	0		
<b># of Sales in Previous 12 Months</b>	0		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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**III. Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable		Comps selected for this report are all settled properties within the subjects market considered to be the best available at the time of the inspection and good indicators of market value. Note that overall market Condition has been taken into account in arriving at final opinion of value. Current recent sales, under contract sales and active listings have been considered .
<b>Sales Prices in this Neighborhood</b>	Low: \$190,000 High: \$330,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1916 Sunrise Avenue	201 Kavanagh Ave	1122 Huntington Dr	1721 Ruby Ln
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95350	95350	95350	95350
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 <sup>1</sup>	0.50 <sup>1</sup>	0.15 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$255,000	\$279,990	\$258,500
List Price \$	--	\$245,000	\$279,990	\$258,500
Original List Date		01/02/2019	01/11/2019	01/11/2019
DOM · Cumulative DOM	-- · --	47 · 51	41 · 42	16 · 42
Age (# of years)	65	69	58	64
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	901	1,044	1,125	1,102
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	3 · 2	3 · 1
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.14 acres	0.16 acres	0.14 acres	0.17 acres
Other	Fireplace	Porch, Balcony, Patio	Porch	None

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

**Listing 1** Similar in Lot Size, Year, Bed Room. Superior in Full Bath, Sqft. Inferior in Garage. List 1: Lot Size: -\$100; Year: \$400; Full Bath: -\$1,000; Sqft: -\$10,707; Garage: \$2,000; Pool: \$5,000; Total: -\$4,407

**Listing 2** Similar in Lot Size, Year, Garage. Superior in Bed Room, Full Bath, Sqft. List 2: Year: -\$700; Bed Room: -\$2,000; Full Bath: -\$1,000; Sqft: -\$16,771; Pool: \$5,000; Total: -\$15,471

**Listing 3** Similar in Year, Full Bath. Superior in Lot Size, Bed Room, Sqft. Inferior in Garage. List 3: Lot Size: -\$150; Year: -\$100; Bed Room: -\$2,000; Sqft: -\$15,049; Garage: \$1,000; Pool: \$5,000; Total: -\$11,299

\* Listing 3 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.

## V. Recent Sales

	<b>Subject</b>	<b>Sold 1</b>	<b>Sold 2 *</b>	<b>Sold 3</b>
<b>Street Address</b>	1916 Sunrise Avenue	241 Emerson Ave	1033 Badgley Dr	1704 Opal Ave
<b>City, State</b>	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
<b>Zip Code</b>	95350	95350	95350	95350
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.71 <sup>1</sup>	0.68 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$273,900	\$269,990	\$239,000
<b>List Price \$</b>	--	\$273,900	\$269,990	\$245,000
<b>Sale Price \$</b>	--	\$260,000	\$260,000	\$245,000
<b>Type of Financing</b>	--	Conventional	Fha	Conventional
<b>Date of Sale</b>	--	8/28/2018	11/21/2018	1/4/2019
<b>DOM · Cumulative DOM</b>	-- · --	6 · 37	19 · 54	2 · 42
<b>Age (# of years)</b>	65	69	69	64
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	901	1,009	1,100	962
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 2	3 · 1
<b>Total Room #</b>	5	5	5	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Detached 2 Car(s)	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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.14 acres	0.16 acres	0.15 acres	0.15 acres
<b>Other</b>	Fireplace	Deck, Porch, Patio	None	Porch, Patio
<b>Net Adjustment</b>	--	-\$786	-\$10,550	-\$717
<b>Adjusted Price</b>	--	\$259,214	\$249,450	\$244,283

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Similar in Lot Size, Year, Bed Room, Full Bath. Superior in Sqft. Inferior in Garage. Sale 1: Lot Size: -\$100; Year: \$400; Sqft: -\$8,086; Garage: \$2,000; Pool: \$5,000; Total: -\$786

**Sold 2** Similar in Lot Size, Year, Bed Room, Garage. Superior in Full Bath, Sqft. Sale 2: Lot Size: -\$50; Year: \$400; Full Bath: -\$1,000; Sqft: -\$14,900; Pool: \$5,000; Total: -\$10,550

**Sold 3** Similar in Lot Size, Year, Full Bath. Superior in Bed Room, Sqft. Inferior in Garage. Sale 3: Lot Size: -\$50; Year: -\$100; Bed Room: -\$2,000; Sqft: -\$4,567; Garage: \$1,000; Pool: \$5,000; Total: -\$717

\* Sold 2 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.

**VI. Marketing Strategy**

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$264,000	\$264,000
<b>Sales Price</b>	\$251,000	\$251,000
<b>30 Day Price</b>	\$238,000	--

**Comments Regarding Pricing Strategy**

The value of the subject is in line with the current market trends. The comps used in this report strongly support the subject value. The value is well bracketed by the Sold comps to arrive at a value that the subject can successfully be sold for .

**VII. Clear Capital Quality Assurance Comments Addendum**

<b>Reviewer's Notes</b>	Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. The as-is conclusion appears to be adequately supported.
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**VIII. Property Images**

**Address** 1916 Sunrise Avenue, Modesto, CA 95350  
**Loan Number** 37108      **Suggested List** \$264,000      **Suggested Repaired** \$264,000      **Sale** \$251,000



**Subject** 1916 Sunrise Ave

**View** Front



**Subject** 1916 Sunrise Ave

**View** Address Verification



**VIII. Property Images (continued)**

**Address** 1916 Sunrise Avenue, Modesto, CA 95350  
**Loan Number** 37108

**Suggested List** \$264,000

**Suggested Repaired** \$264,000

**Sale** \$251,000



**Subject** 1916 Sunrise Ave

**View** Side



**Subject** 1916 Sunrise Ave

**View** Side

**VIII. Property Images (continued)**

**Address** 1916 Sunrise Avenue, Modesto, CA 95350  
**Loan Number** 37108      **Suggested List** \$264,000      **Suggested Repaired** \$264,000      **Sale** \$251,000



**Subject** 1916 Sunrise Ave

**View** Street



**Subject** 1916 Sunrise Ave

**View** Street



**VIII. Property Images (continued)**

**Address** 1916 Sunrise Avenue, Modesto, CA 95350  
**Loan Number** 37108 **Suggested List** \$264,000

**Suggested Repaired** \$264,000

**Sale** \$251,000



**Listing Comp 1** 201 Kavanagh Ave

**View** Front



**Listing Comp 2** 1122 Huntington Dr

**View** Front



**VIII. Property Images (continued)**

**Address** 1916 Sunrise Avenue, Modesto, CA 95350  
**Loan Number** 37108 **Suggested List** \$264,000

**Suggested Repaired** \$264,000

**Sale** \$251,000



**Listing Comp 3** 1721 Ruby Ln

**View** Front



**Sold Comp 1** 241 Emerson Ave

**View** Front

**VIII. Property Images (continued)**

**Address** 1916 Sunrise Avenue, Modesto, CA 95350  
**Loan Number** 37108

**Suggested List** \$264,000

**Suggested Repaired** \$264,000

**Sale** \$251,000



**Sold Comp 2** 1033 Badgley Dr

**View** Front



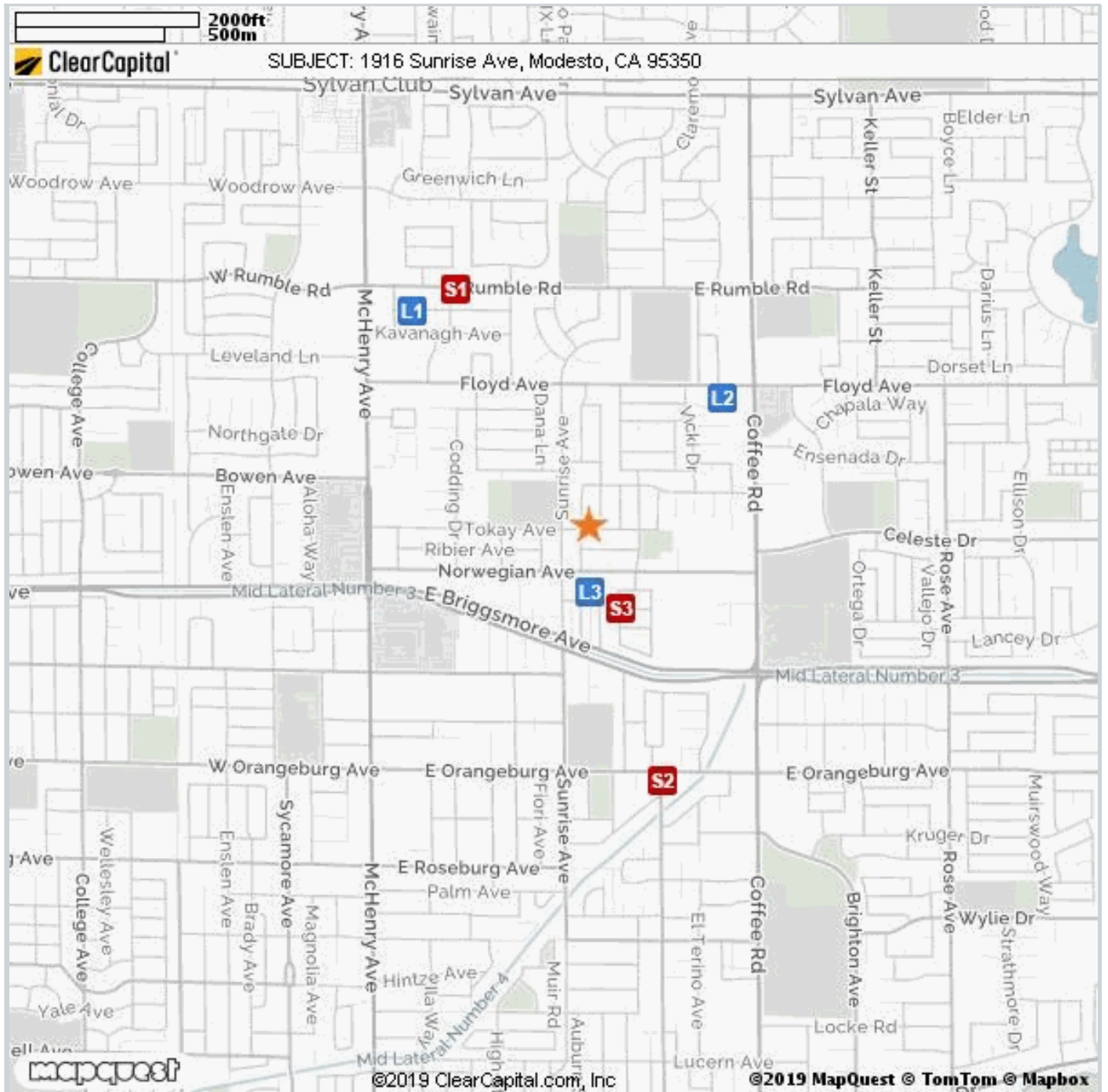
**Sold Comp 3** 1704 Opal Ave

**View** Front



**ClearMaps Addendum**

**Address** ★ 1916 Sunrise Avenue, Modesto, CA 95350  
**Loan Number** 37108      **Suggested List** \$264,000      **Suggested Repaired** \$264,000      **Sale** \$251,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1916 Sunrise Ave, Modesto, CA	--	Parcel Match
L1 Listing 1	201 Kavanagh Ave , Modesto, CA	0.72 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1122 Huntington Dr , Modesto, CA	0.50 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1721 Ruby Ln , Modesto, CA	0.15 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	241 Emerson Ave , Modesto, CA	0.71 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1033 Badgley Dr , Modesto, CA	0.68 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1704 Opal Ave , Modesto, CA	0.22 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.



## 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.

## Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

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

<b>Broker Name</b>	Radni Youkhaneh	<b>Company/Brokerage</b>	HOMESMART PV & ASSOCIATES
<b>License No</b>	01296782		
<b>License Expiration</b>	11/03/2022	<b>License State</b>	CA
<b>Phone</b>	2096028719	<b>Email</b>	radni.kw@gmail.com
<b>Broker Distance to Subject</b>	3.64 miles	<b>Date Signed</b>	02/22/2019

*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 Valuation 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.**