

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>	2383 Mason Street, Selma, CA 93662	<b>Order ID</b>	6118321	<b>Property ID</b>	26264457
<b>Inspection Date</b>	03/27/2019	<b>Date of Report</b>	03/28/2019		
<b>Loan Number</b>	37336	<b>APN</b>	388-081-10		
<b>Borrower Name</b>	Catamount Properties 2018 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	Citi_BPO_03.26.19	<b>Tracking ID 1</b>	Citi_BPO_03.26.19
<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	Corner lot, Subdivision Livermore Addition, Evaporative cooler, stucco exterior, dual pane windows, composition roof.	
<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>		There is no listing history in the Fresno mls.	
<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	Within 1/4 mile radius of subject there is no active, two pending and one sold property. There is seven sold properties in the last year. There is no search parameters used. There is one short sale and two foreclosures in area. Close to restaurants, shopping, highway, Kaiser Permanente, car lots.	
<b>Sales Prices in this Neighborhood</b>	Low: \$175,000 High: \$201,500		
<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	2383 Mason Street	2442 Highland Ave	2552 Lewis St	2230 Stillman St
City, State	Selma, CA	Selma, CA	Selma, CA	Selma, CA
Zip Code	93662	93662	93662	93662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 <sup>1</sup>	0.89 <sup>1</sup>	0.50 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$190,000	\$210,000	\$195,000
List Price \$	--	\$190,000	\$210,000	\$195,000
Original List Date		07/01/2018	03/13/2019	03/21/2019
DOM · Cumulative DOM	-- · --	4 · 270	0 · 15	6 · 7
Age (# of years)	55	42	42	66
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story na	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	1,200	1,157	1,080	1,263
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1 · 1	3 · 2	3 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	0.17 acres	.17 acres	0.19 acres
Other	NA	MLS#505672	MLS#520093	MLS#519847

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

**Listing 1** This is a delightful small home that has been well maintained close to shopping in Selma. New carpet and fresh paint, as well as a new fence. make this home very inviting! It definitely shows pride of ownership

**Listing 2** You don't want to miss this beautifully remodeled 3 bedrooms 2 bathrooms, nothing was spared! New hand texture and paint throughout, new dual pane windows, new baseboards, new flooring, granite counter tops, stainless steel appliances and the list goes on.

**Listing 3** Nice move in ready 3 bedroom, 1 bath home in Selma, close to Fwy for traveling and downtown Selma & schools. Great 1st time home buyer and investors, large backyard for family gatherings, enclosed patio, dual pane windows and more. Must see to appreciate Call Today to schedule your private showing

\* Listing 1 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

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2383 Mason Street	1500 Aspen St	1344 Mill St	1351 Mill St
City, State	Selma, CA	Selma, CA	Selma, CA	Selma, CA
Zip Code	93662	93662	93662	93662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.22 <sup>1</sup>	1.07 <sup>1</sup>	1.07 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$170,000	\$190,000	\$213,300
List Price \$	--	\$170,000	\$190,000	\$213,300
Sale Price \$	--	\$175,000	\$200,000	\$201,500
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	10/22/2018	10/17/2018	1/11/2019
DOM · Cumulative DOM	-- · --	3 · 42	2 · 6	9 · 46
Age (# of years)	55	60	53	57
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story na	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	1,200	1,107	1,410	1,296
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1	3 · 1	3 · 2
Total Room #	6	5	5	5
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	--	--	--	Pool - Yes
Lot Size	.18 acres	0.15 acres	0.17 acres	0.17 acres
Other	NA	MLS#509978	MLS#512079	MLS#514233
Net Adjustment	--	+\$4,225	-\$7,325	-\$15,800
Adjusted Price	--	\$179,225	\$192,675	\$185,700

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

**Sold 1** Deducted: \$5,000 for seller concessions and \$200 towards home warranty, \$1000 age. Added \$2325 square foot, \$5k bedroom, \$2500 bathroom and \$600 lot.

**Sold 2** Deducted: \$5,000 seller concessions, \$5000 (new paint, stove, new sprinklers,) \$4625 square foot, \$400 age. Added \$5k bedroom, \$2500 bathroom and \$200 lot.

**Sold 3** Deducted: \$6,500 seller concessions, \$2400 square foot, \$2500 bathroom and \$10k pool. Added \$400 age, \$5000 bedroom and \$200 lot.

\* 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.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$180,000	\$180,000
<b>Sales Price</b>	\$180,000	\$180,000
<b>30 Day Price</b>	\$180,000	--

### Comments Regarding Pricing Strategy

Search parameters used for comps. Sold date 9/28/18 or sooner, 1944-1984 age, single story, no short sales or foreclosures, 900-1500 square foot within 1/4 mile radius there is no comps, within 1/2 mile radius is 2 active/pending comps, within 1 mile radius there is one active, 3 pending and two sold. However two pending comps have been updated. Expanded radius two miles for more similar comps. Updated sold comps range \$210k to \$241K. All sold comps used have paid seller concessions, all three comps are FHA and sold comps vs list price sell 94% or better of listed price.

## VII. 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.

**VIII. Property Images**

**Address** 2383 Mason Street, Selma, CA 93662  
**Loan Number** 37336 **Suggested List** \$180,000

**Suggested Repaired** \$180,000

**Sale** \$180,000



**Subject** 2383 Mason St

**View** Front



**Subject** 2383 Mason St

**View** Address Verification



**VIII. Property Images (continued)**

**Address** 2383 Mason Street, Selma, CA 93662  
**Loan Number** 37336      **Suggested List** \$180,000      **Suggested Repaired** \$180,000      **Sale** \$180,000



**Subject** 2383 Mason St

**View** Address Verification



**Subject** 2383 Mason St

**View** Side

**VIII. Property Images (continued)**

**Address** 2383 Mason Street, Selma, CA 93662  
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**Subject** 2383 Mason St

**View** Side



**Subject** 2383 Mason St

**View** Side



**VIII. Property Images (continued)**

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**Suggested Repaired** \$180,000

**Sale** \$180,000



**Subject** 2383 Mason St

**View** Side



**Subject** 2383 Mason St

**View** Street



**VIII. Property Images (continued)**

**Address** 2383 Mason Street, Selma, CA 93662  
**Loan Number** 37336

**Suggested List** \$180,000

**Suggested Repaired** \$180,000

**Sale** \$180,000



**Subject** 2383 Mason St

**View** Street



**Subject** 2383 Mason St

**View** Street

**VIII. Property Images (continued)**

**Address** 2383 Mason Street, Selma, CA 93662  
**Loan Number** 37336

**Suggested List** \$180,000

**Suggested Repaired** \$180,000

**Sale** \$180,000



**Subject** 2383 Mason St

**View** Street



**Subject** 2383 Mason St

**View** Other

**Comment** "across street view"

**VIII. Property Images (continued)**

**Address** 2383 Mason Street, Selma, CA 93662  
**Loan Number** 37336 **Suggested List** \$180,000

**Suggested Repaired** \$180,000

**Sale** \$180,000



**Listing Comp 1** 2442 Highland Ave

**View** Front



**Listing Comp 2** 2552 Lewis St

**View** Front



**VIII. Property Images (continued)**

**Address** 2383 Mason Street, Selma, CA 93662  
**Loan Number** 37336 **Suggested List** \$180,000

**Suggested Repaired** \$180,000

**Sale** \$180,000



**Listing Comp 3** 2230 Stillman St

**View** Front



**Sold Comp 1** 1500 Aspen St

**View** Front



**VIII. Property Images (continued)**

**Address** 2383 Mason Street, Selma, CA 93662  
**Loan Number** 37336      **Suggested List** \$180,000      **Suggested Repaired** \$180,000      **Sale** \$180,000



**Sold Comp 2** 1344 Mill St

**View** Front

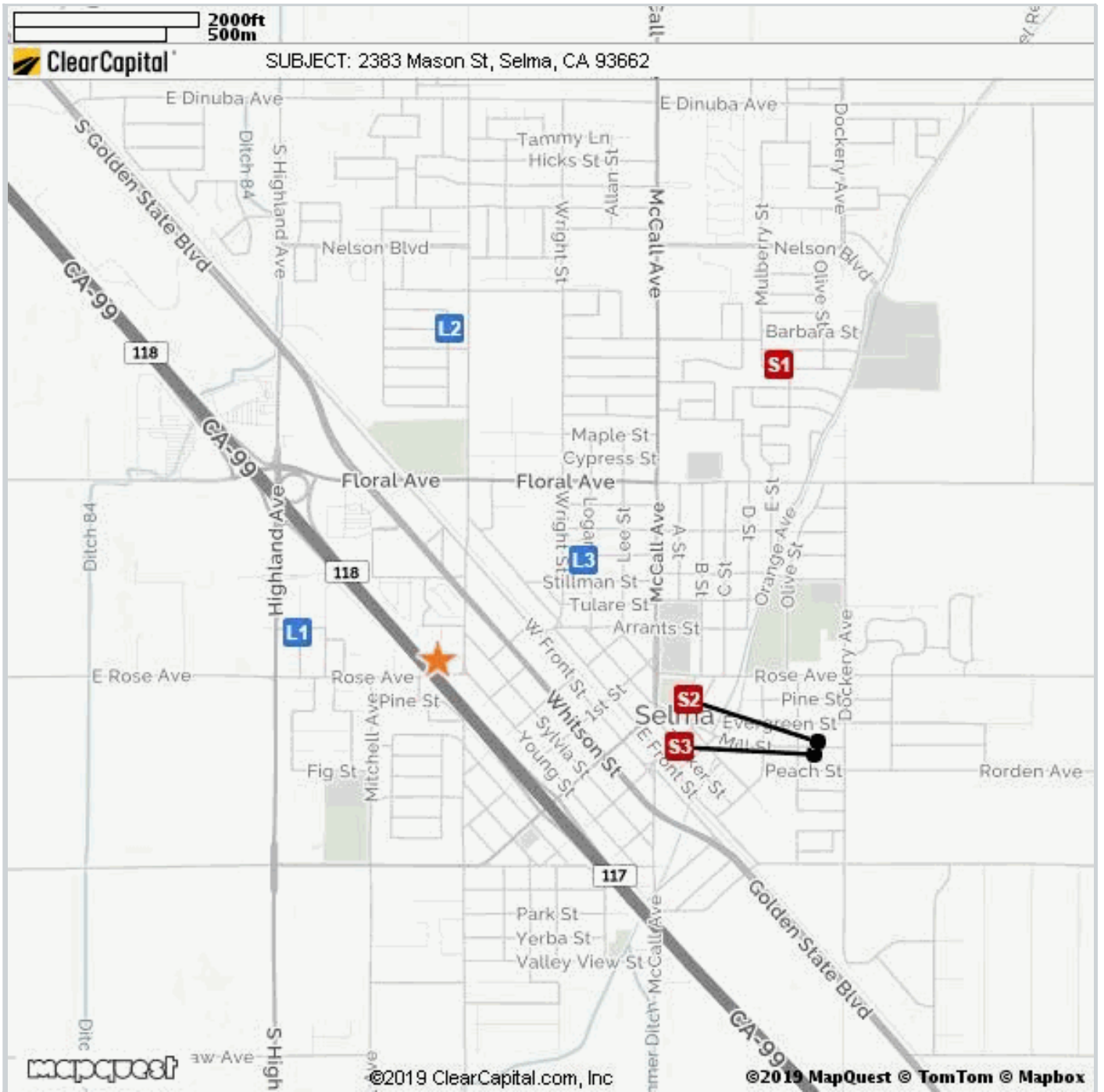


**Sold Comp 3** 1351 Mill St

**View** Front

**ClearMaps Addendum**

**Address** ★ 2383 Mason Street, Selma, CA 93662  
**Loan Number** 37336      **Suggested List** \$180,000      **Suggested Repaired** \$180,000      **Sale** \$180,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2383 Mason St, Selma, CA	--	Parcel Match
L1 Listing 1	2442 Highland Ave , Selma, CA	0.36 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2552 Lewis St, Selma, CA	0.89 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2230 Stillman St , Selma, CA	0.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1500 Aspen St , Selma, CA	1.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1344 Mill St , Selma, CA	1.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1351 Mill St , Selma, CA	1.07 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>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071		
<b>License Expiration</b>	06/15/2021	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	danniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	13.56 miles	<b>Date Signed</b>	03/27/2019

*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:**

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