

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	4751 Salado Creek Street, Las Cruces, NM 88012	Order ID	6647034	Property ID	28153744
Inspection Date	03/10/2020	Date of Report	03/11/2020		
Loan Number	37691	APN	4077130514377		
Borrower Name	NA	County	Dona Ana		

Tracking IDs					
Order Tracking ID	Aged BPO CITI	Tracking ID 1	Aged BPO CITI		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Catamount Propertyies 218 LLC	Condition Comments
R. E. Taxes	\$161,564	Subject is a maintained home and has maintained yard There was no repairs seen on this brive by On a corner lot
Assessed Value	\$153,830	
Zoning Classification	R-1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(U nknown as it look to be vacant)		
Ownership Type	Fee Simple	
Property Condition	Good	
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	This subdivision is maintained and the yard are maintained.The single store story home in the area are similar in stile . There are also 2 story home that have the same sqft and most are larger sqft
Sales Prices in this Neighborhood	Low: \$130,000 High: \$255,000	
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	4751 Salado Creek Street	4680 Salado Creek St	4691 Mesita St	1366 Cabin Creek
City, State	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM
Zip Code	88012	88012	88012	88012
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.18 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$179,900	\$179,900	\$189,500
List Price \$	--	\$179,900	\$179,900	\$179,500
Original List Date		01/10/2020	11/26/2019	08/29/2019
DOM · Cumulative DOM	-- · --	24 · 61	73 · 106	146 · 195
Age (# of years)	12	10	9	12
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,600	1,604	1,382	1,885
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	5	5	5	6
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	--	--	--	--
Lot Size	0.18 acres	0.14 acres	0.20 acres	0.14 acres
Other	corner lot	--	solar system	park behind property

* Listing 1 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.

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

Listing 1 Same street as subject Similar in sqft Superior in age inferior in lot size . Has 3 bedroom 2 bathroom covered porch covered porch 2 car garage.

Listing 2 Inferior in sqft Superior in age and lot size Has 3 bedroom 2 bathroom 1 Frirplace Covered porch Uncovered porch 2 car garage.

Listing 3 Superior in sqft Inferior in sqft Same age as subject. Has 4 bedroom 2 Bathroom Covered porch 2 car garage.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4751 Salado Creek Street	4595 Hatchet Ct	4592 Pyramid Peak Dr	1170 Turkey Knob
City, State	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM
Zip Code	88012	88012	88012	88012
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.50 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$175,000	\$165,000	\$150,000
List Price \$	--	\$175,000	\$165,000	\$150,000
Sale Price \$	--	\$167,500	\$165,000	\$150,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	01/07/2020	11/27/2019	01/16/2020
DOM · Cumulative DOM	-- · --	47 · 81	2 · 28	0 · 12
Age (# of years)	12	11	14	13
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,600	1,560	1,711	1,650
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	5	6	6	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	--	--	--	--
Lot Size	0.18 acres	0.19 acres	0.13 acres	0.15 acres
Other	corner lot	Cul, de, sac	n, a	n, a
Net Adjustment	--	+\$1,100	-\$3,000	-\$1,400
Adjusted Price	--	\$168,600	\$162,000	\$148,600

* Sold 3 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.

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

Sold 1 Inferior in sqft Superior in lot size and age Has 4 bedroom 2 bathroom covered porch 2 car garage. on a cul-de-sac

Sold 2 Superior in sqft Inferior in lot size and age Has 4 bedroom 2 bathroom covered porch 2 car garage.

Sold 3 Superior in sqft Inferior in age and lot size Has 3 bedroom 2 bathroom covered porch 2 car garage

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				MLS has 1 expires Listing Expired on 01/31/2020 Listing Price was \$184,900 and reduce to \$180000 on 11/25 /2019 Reduce to \$179000 on 12/20/2019 Under agreement on 12/24/2109 ? Fallthrough Date on 01/09/2020			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
10/24/2019	\$184,000	01/31/2020	\$179,000	Cancelled	01/31/2020	\$179,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$160,000	\$160,000
Sales Price	\$155,000	\$155,000
30 Day Price	\$150,000	--
Comments Regarding Pricing Strategy		
Used sold for the value with sqft adjustments		

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



Other

ClearMaps Addendum

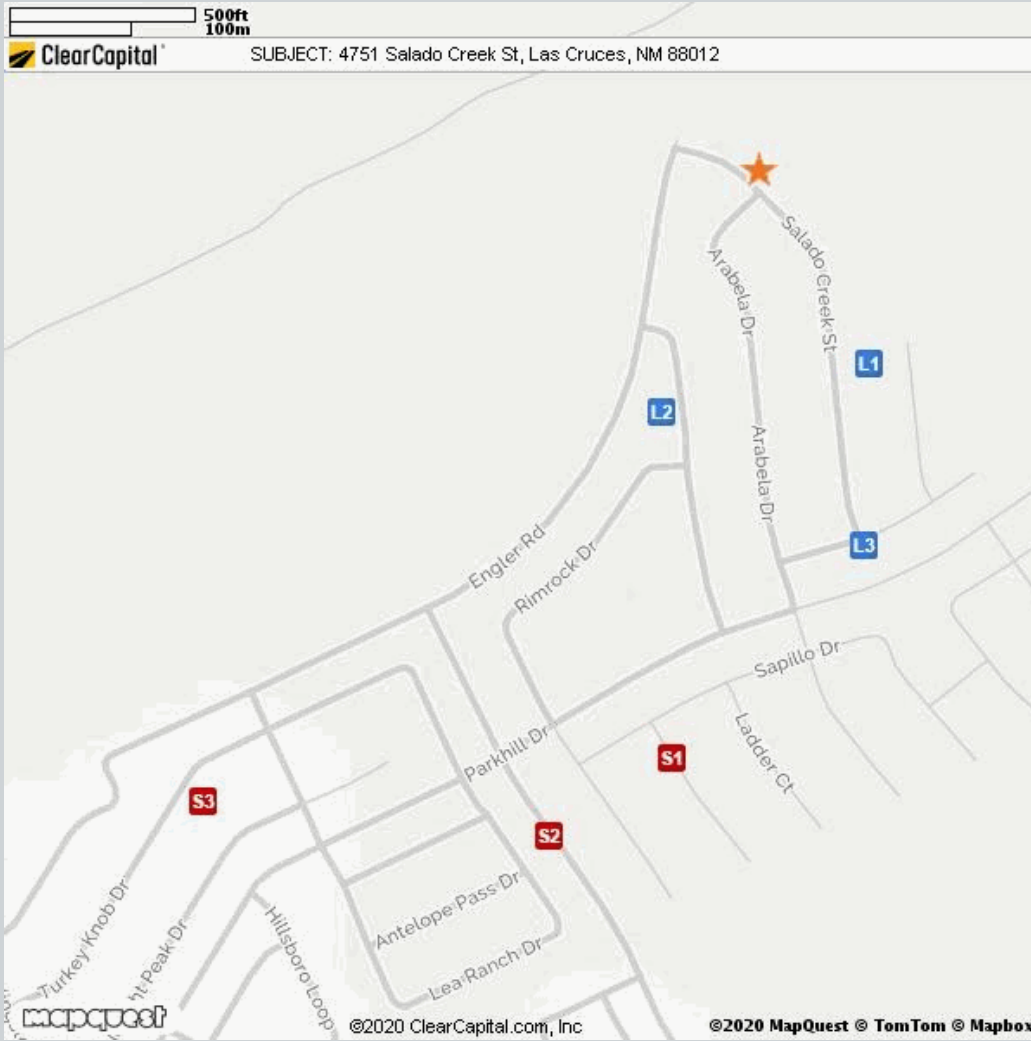
Address ★ 4751 Salado Creek Street, Las Cruces, NM 88012

Loan Number 37691

Suggested List \$160,000

Suggested Repaired \$160,000

Sale \$155,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4751 Salado Creek St, Las Cruces, NM	--	Parcel Match
L1 Listing 1	4680 Salado Creek St, Las Cruces, NM	0.16 Miles ¹	Parcel Match
L2 Listing 2	4691 Mesita St, Las Cruces, NM	0.18 Miles ¹	Parcel Match
L3 Listing 3	1366 Cabin Creek, Las Cruces, NM	0.28 Miles ¹	Parcel Match
S1 Sold 1	4595 Hatchet Ct, Las Cruces, NM	0.43 Miles ¹	Parcel Match
S2 Sold 2	4592 Pyramid Peak Dr, Las Cruces, NM	0.50 Miles ¹	Parcel Match
S3 Sold 3	1170 Turkey Knob, Las Cruces, NM	0.60 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	David Boteler	Company/Brokerage	Century 21 Haggerty
License No	37564	Address	2140 Tor Lane Las Cruces NM 88005
License Expiration	05/31/2022	License State	NM
Phone	5755712745	Email	davidboteler@gmail.com
Broker Distance to Subject	3.71 miles	Date Signed	03/11/2020

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.