

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	1247 Duck Blind Circle, Newman, CA 95360	Order ID	6716430	Property ID	28391311
Inspection Date	05/14/2020	Date of Report	05/15/2020		
Loan Number	37863	APN	049-049-039-000		
Borrower Name	Citibank	County	Stanislaus		

Tracking IDs

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

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments The property appears to be maintained. No visible exterior damages were noticed. Property located at the end of a culdesac with only 1 neighbor.
R. E. Taxes	\$3,085	
Assessed Value	\$247,796	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Property is currently on lock box)		
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	Rural	Neighborhood Comments Area is centrally located to Schools and Park like settings. Rural area. Newer neighborhood surrounded by farmland.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$278,000 High: \$445,000	
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	1247 Duck Blind Circle	634 Lady Slipper Ln	310 Parliament Way	1137 Duck Blind
City, State	Newman, CA	Newman, CA	Newman, CA	Newman, CA
Zip Code	95360	95360	95360	95360
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.33 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$324,999	\$395,000	\$344,900
List Price \$	--	\$324,999	\$395,000	\$344,900
Original List Date		05/08/2020	01/15/2020	04/20/2020
DOM · Cumulative DOM	-- · --	6 · 7	60 · 121	11 · 25
Age (# of years)	22	26	14	21
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	2 Stories Contemporary	2 Stories Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,148	1,718	2,091	1,732
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	3 · 2	3 · 2
Total Room #	8	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	0.20 acres	0.15 acres	0.18 acres	0.14 acres
Other	N, A	N, A	N, A	N, A

* Listing 3 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 Located in comparable neighborhood. Slightly older home. Inferior gla, and light. Overall inferior in comparison to the subject

Listing 2 Located near the subject. The property offers single story contemporary. Inferior room count, gla and lot. Equal condition.

Listing 3 Located on the same street as the subject property. Single story contemporary layout. Inferior gla and lot, Equal condition, location and surroundings. Pending

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1247 Duck Blind Circle	309 Northampton Way	1625 Brookhaven Dr	733 Eucalyptus Ave
City, State	Newman, CA	Newman, CA	Newman, CA	Newman, CA
Zip Code	95360	95360	95360	95360
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.47 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$379,500	\$374,900	\$375,000
List Price \$	--	\$379,500	\$374,900	\$375,000
Sale Price \$	--	\$371,000	\$377,000	\$375,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	04/03/2020	03/06/2020	03/31/2020
DOM · Cumulative DOM	-- · --	9 · 52	115 · 157	26 · 62
Age (# of years)	22	15	17	16
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	2 Stories Contemporary	1 Story Contemporary	1 Story Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,148	2,291	2,413	2,242
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 2	4 · 3
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 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	0.20 acres	0.18 acres	0.20 acres	0.16 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	-\$7,290	-\$8,950	-\$2,120
Adjusted Price	--	\$363,710	\$368,050	\$372,880

* 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.

Recent Sales - Cont.

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

- Sold 1** Located a few blocks from the subject. The property offers single story contemporary layout. Superior gla, and age. Inferior lot. Equal condition Adjustments GLA -4290 Bath +2000 Lot +200 Garage -2500 Age -700
- Sold 2** LOcated near the subject in newer area. The property offers single story contemporary layout. Superior gla, equal lot and condition Adjustments GLA -7950 Bath +2000 Garage -2500 Age -500
- Sold 3** Located a few blocks from the subject. The property offers superior gla. Equal condition , room count and style. Inferior lot. Adjustments GLA -2820 Lot +100 Age +600

Subject Sales & Listing History

Current Listing Status	Currently Listed			Listing History Comments			
Listing Agency/Firm	Century 21			This home has been updated to perfection! Located in Sherman Park, this elegant home features fresh interior paint, new laminate, and plush carpeting throughout. The spacious living area is perfect for entertaining and is accompanied by a formal dining room. The master suite is a must see with a relaxing soaking tub in the bathroom. An indoor laundry room with cabinet space is just another benefit of this home. With RV access, large yard, and a covered patio, this is a must see!			
Listing Agent Name	Abel Molina						
Listing Agent Phone	925-337-3883						
# 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
05/12/2020	\$389,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$369,900	\$369,900
Sales Price	\$367,000	\$367,000
30 Day Price	\$364,500	--
Comments Regarding Pricing Strategy		
<p>The subject or any of the comps provided hasn't been impacted by any disasters. Currently, there is quite few properties in the area coming back on the market. Most of which were pending and then went active. The subject is currently on the market and the values of competition suggests that it may be slightly over priced. In an effort to stay within a mile radius, I opted to provide single story contemporary properties as comps. All list comps are located within the mile. In my opinion list comp 2 is the closest in gla, but list 3 is the closest in condition, age and proximity. Although smaller than the subject list 3 weighs the heaviest. It is the only list comp, currently pending. All sold comps are located within a mile radius of the subject. In my opinion sold comp 3 holds the most weight. It is slightly larger than the subject but closest in style and condition. Adjustments were made for age, gla, lot, room and garage count. At the suggested value the subject is priced competitively for "Today's Market".</p>		

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



Street

Subject Photos



Other

Listing Photos

L1 634 Lady Slipper Ln
Newman, CA 95360



Front

L2 310 Parliament way
Newman, CA 95360



Front

L3 1137 Duck Blind
Newman, CA 95360



Front

Sales Photos

S1 309 Northampton Way
Newman, CA 95360



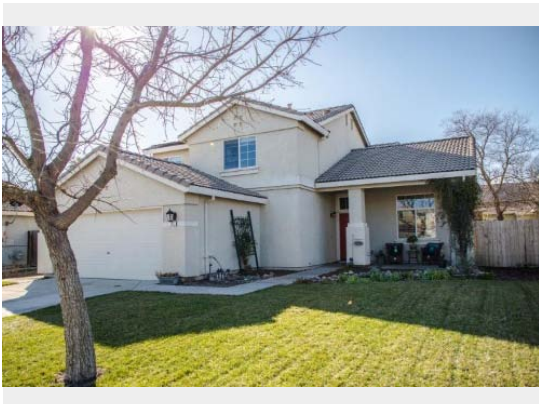
Front

S2 1625 Brookhaven Dr
Newman, CA 95360



Front

S3 733 Eucalyptus Ave
Newman, CA 95360



Front

ClearMaps Addendum

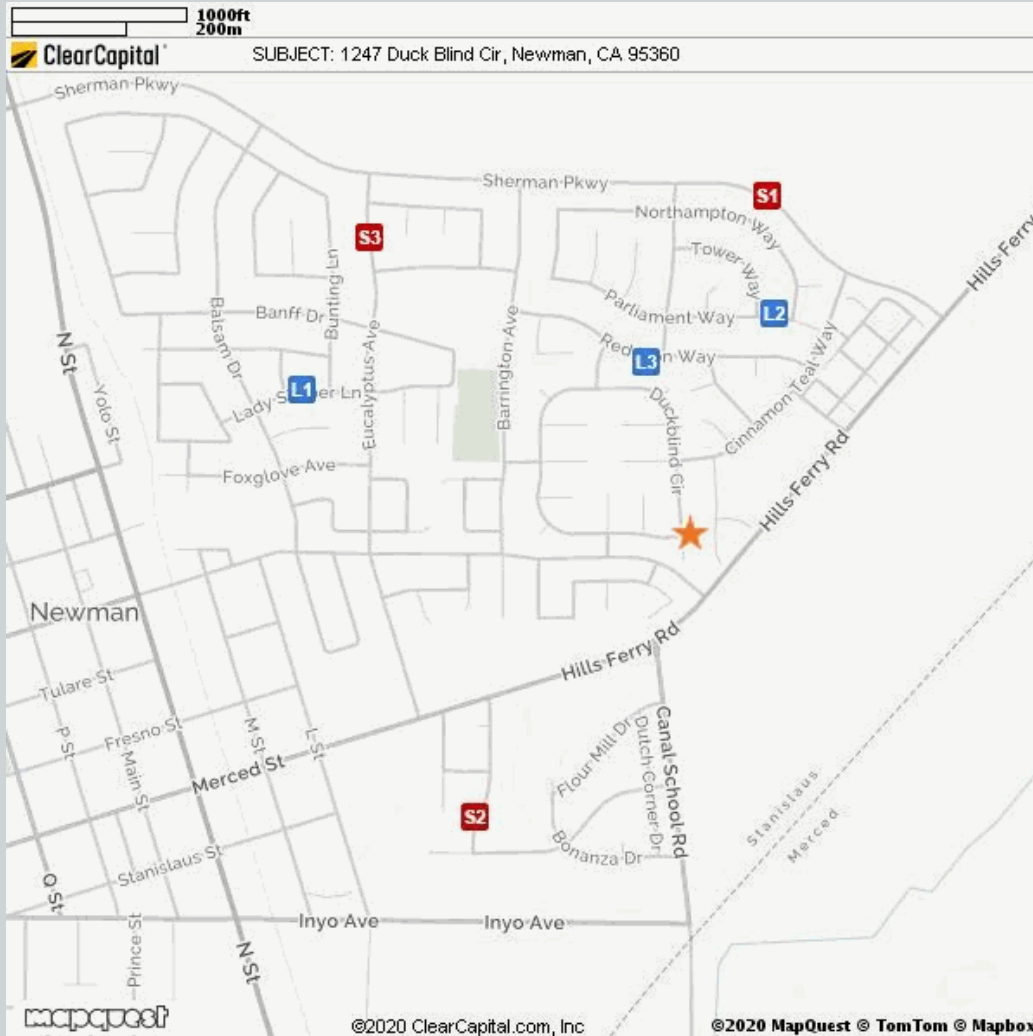
Address ★ 1247 Duck Blind Circle, Newman, CA 95360

Loan Number 37863

Suggested List \$369,900

Suggested Repaired \$369,900

Sale \$367,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1247 Duck Blind Cir, Newman, CA	--	Parcel Match
L1 Listing 1	634 Lady Slipper Ln, Newman, CA	0.56 Miles ¹	Parcel Match
L2 Listing 2	310 Parliament Way, Newman, CA	0.33 Miles ¹	Parcel Match
L3 Listing 3	1137 Duck Blind, Newman, CA	0.25 Miles ¹	Parcel Match
S1 Sold 1	309 Northampton Way, Newman, CA	0.48 Miles ¹	Parcel Match
S2 Sold 2	1625 Brookhaven Dr, Newman, CA	0.47 Miles ¹	Parcel Match
S3 Sold 3	733 Eucalyptus Ave, Newman, CA	0.59 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	Tonia Owens	Company/Brokerage	Greg Nunes Realty
License No	01805738	Address	1109 Van Gogh LAne Patterson CA 95363
License Expiration	06/04/2023	License State	CA
Phone	5106100347	Email	tonia.owens@gmail.com
Broker Distance to Subject	12.31 miles	Date Signed	05/14/2020

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.