

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	10657 Felix Drive, Santee, CALIFORNIA 92071	Order ID	8026550	Property ID	32297718
Inspection Date	03/09/2022	Date of Report	03/09/2022		
Loan Number	38110	APN	3782921400		
Borrower Name	Catamount Properties 2018 LLC	County	San Diego		

Tracking IDs					
Order Tracking ID	Citi_BPO_Update	Tracking ID 1	Citi_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$5,447	Per 2022 canceled MLS listing, -From the new luxury flooring to the brand new kitchen with large island, new appliances, quartz counters, and new cabinets. The bathrooms are stunning- not your everyday remodel. Even things that you won't see right away have been taken care of for you: roof repairs including a new layer of 30-year shingles.	
Assessed Value	\$444,558		
Zoning Classification	Residential R-1:SINGLE FAM-RES		
Property Type	SFR		
Occupancy	Occupied		
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	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Newer style neighborhood with some mountain views maintained and close to schools and parks, with easy access to shopping, restaurants, and freeway.	
Sales Prices in this Neighborhood	Low: \$589500 High: \$807500		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10657 Felix Drive	10039 Woodpark Dr	10132 Timberlane Way	10426 Rappaport Pl
City, State	Santee, CALIFORNIA	Santee, CA	Santee, CA	Santee, CA
Zip Code	92071	92071	92071	92071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.68 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$756,900	\$759,500	\$699,999
List Price \$	--	\$817,000	\$799,500	\$765,000
Original List Date		02/25/2022	02/10/2022	01/21/2022
DOM · Cumulative DOM	-- · --	12 · 12	21 · 27	6 · 47
Age (# of years)	48	49	50	53
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Modern	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,320	1,300	1,320	1,118
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	2 · 2
Total Room #	6	6	7	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	0.15 acres	0.15 acres	0.16 acres	0.15 acres
Other	--	--	--	Solar, Owned

* 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 BRAND NEW REMODELED SINGLE STORY HOME IN SANTEE AND THIS ONE IS LOADED!! FULLY OPEN CONCEPT WITH A BRAND NEW KITCHEN WITH ISLAND. HOME HAS BEEN REMODELED TOP TO BOTTOM WITH AMAZING FINISHES. NEW AC, NEW HVAC, NEW FLOORS, NEW BATHROOMS AND WINDOWS, per MLS.

Listing 2 Nicely remodeled 4 bedroom and 2 bathroom Santee home. Featuring well over 1300 sqft of living space, new LVP floors, Quartz counters and stainless steel appliances. The generous master suite includes a large walk in closet and remodeled bath, per MLS.

Listing 3 This move-in ready property offers new interior and exterior paint, new floors, newer appliances and great natural light throughout. Solar is owned, per MLS

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10657 Felix Drive	10326 Amada Place	10006 Stanley Ct	10863 Melanie Ct
City, State	Santee, CALIFORNIA	Santee, CA	Santee, CA	Santee, CA
Zip Code	92071	92071	92071	92071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	1.01 ¹	1.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$729,000	\$729,000	\$750,000
List Price \$	--	\$760,000	\$729,000	\$750,000
Sale Price \$	--	\$760,000	\$793,000	\$800,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	10/20/2021	03/07/2022	01/12/2022
DOM · Cumulative DOM	-- · --	13 · 28	7 · 33	4 · 21
Age (# of years)	48	50	52	40
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Neutral ; Mountain	Beneficial ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,320	1,375	1,388	1,469
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	7	7	7
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	0.15 acres	0.20 acres	0.18 acres	0.14 acres
Other	--	--	--	Solar, Owned
Net Adjustment	--	-\$12,000	-\$11,000	-\$28,000
Adjusted Price	--	\$748,000	\$782,000	\$772,000

* 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** The kitchen was remodeled in 2016 with soft-closing cabinets and pull-out drawers in the pantry. The flooring was updated throughout 2016 as well! Both the front and back yard have artificial turf, white vinyl fencing, low maintenance, and drought-tolerant landscaping. This home is move-in ready, per MLS. Adjustments for gla-5k, room count-5k, lot-2k.
- Sold 2** This home had been completely updated in 2017 with some recent newer flooring, counters, and appliances. Adjustments for gla-6k, room count-5k.
- Sold 3** The home has been recently updated throughout and has tall ceilings and is located in a cul- de-sac. Adjustments for gla-13k, solar-10k, room count-5k.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per tax records, MLS, and online data.			
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
02/28/2022	\$799,900	03/01/2022	\$799,900	Cancelled	03/04/2022	\$799,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$802,000	\$802,000
Sales Price	\$782,000	\$782,000
30 Day Price	\$772,000	--
Comments Regarding Pricing Strategy		
Limited similar conditioned comps within subjects located forced expanding 2 miles out. Used the closes and best with adjustments when needed.		

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



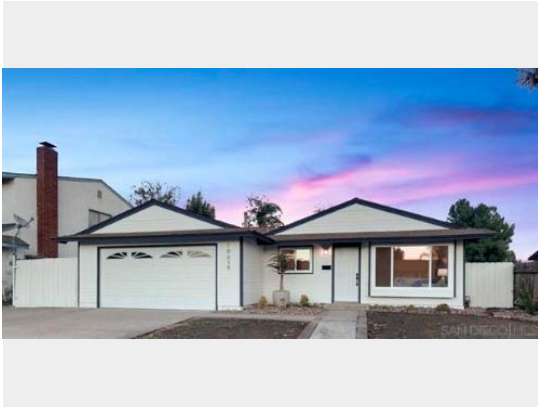
Street



Street

Listing Photos

L1 10039 Woodpark Dr
Santee, CA 92071



Front

L2 10132 Timberlane Way
Santee, CA 92071



Front

L3 10426 Rappaport Pl
Santee, CA 92071



Front

Sales Photos

S1 10326 Amada Place
Santee, CA 92071



Front

S2 10006 Stanley Ct
Santee, CA 92071



Front

S3 10863 Melanie Ct
Santee, CA 92071



Front

ClearMaps Addendum

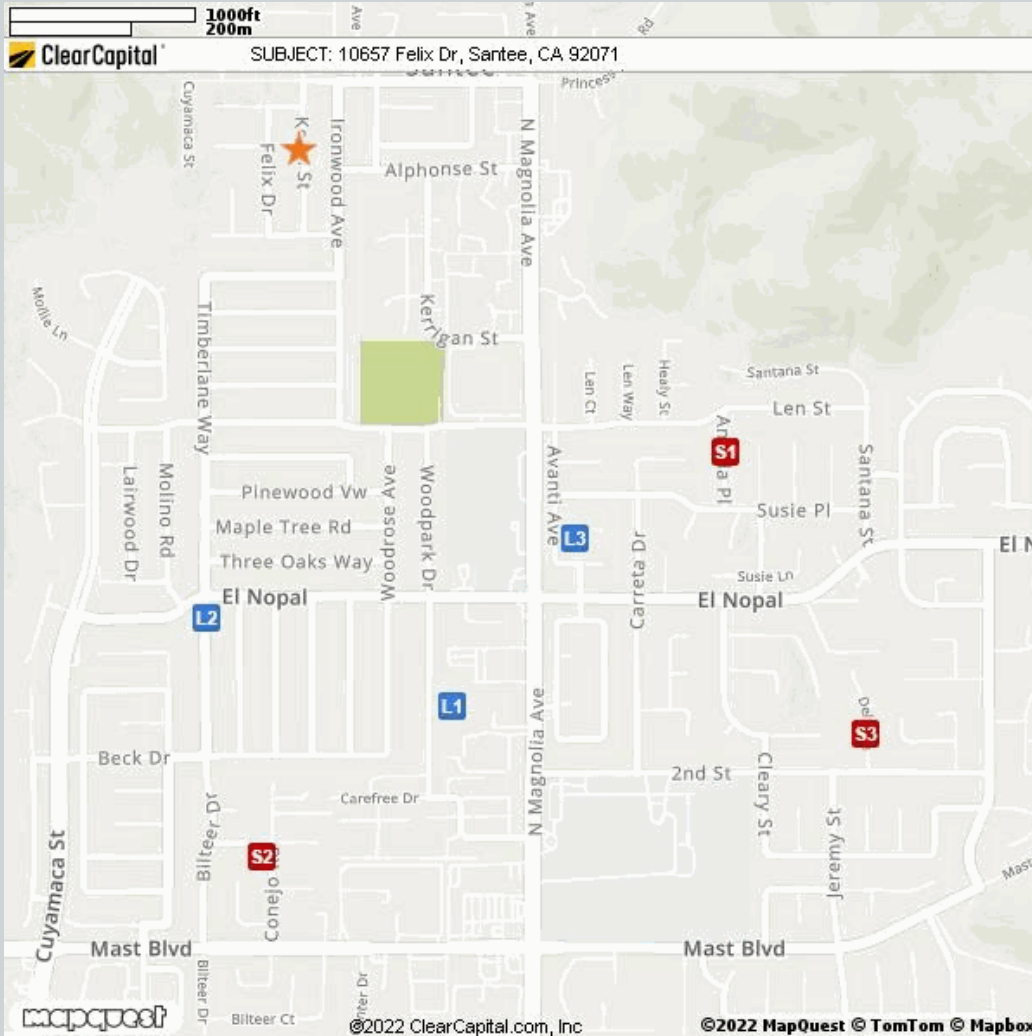
Address ★ 10657 Felix Drive, Santee, CALIFORNIA 92071

Loan Number 38110

Suggested List \$802,000

Suggested Repaired \$802,000

Sale \$782,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10657 Felix Drive, Santee, California 92071	--	Parcel Match
L1	10039 Woodpark Dr, Santee, CA 92071	0.83 Miles ¹	Parcel Match
L2	10132 Timberlane Way, Santee, CA 92071	0.68 Miles ¹	Parcel Match
L3	10426 Rappaport Pl, Santee, CA 92071	0.69 Miles ¹	Parcel Match
S1	10326 Amada Place, Santee, CA 92071	0.76 Miles ¹	Parcel Match
S2	10006 Stanley Ct, Santee, CA 92071	1.01 Miles ¹	Parcel Match
S3	10863 Melanie Ct, Santee, CA 92071	1.17 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	Ronald Blair	Company/Brokerage	Big Block Realty
License No	01802776	Address	8794 Dawn Ct Santee CA 92071
License Expiration	04/15/2023	License State	CA
Phone	6198405765	Email	sandiegoreospecialist@gmail.com
Broker Distance to Subject	2.47 miles	Date Signed	03/09/2022

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.