

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	3517 Sweetwater Circle, Corona, CA 92882	Order ID	6255487	Property ID	26903444
Inspection Date	07/20/2019	Date of Report	07/22/2019		
Loan Number	38123	APN	102-552-018		
Borrower Name	Catamount Properties 2018 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	CITL_BPO_07.20.19	Tracking ID 1	CITL_BPO_07.20.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Catamount Properties 2018 LLC	Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in later 20th century. Subject conforms to neighborhood which is comprised primarily of one story attached properties. Subject assumed occupied as it appeared secure and no flyers were present.
R. E. Taxes	\$3,379	
Assessed Value	\$253,603	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Deer Valley Community	
Association Fees	\$157 / Month (Pool)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Area housing stock is primarily suburban developed tract housing from late 1900s to early 2000s with some older homes and apartment/condo/townhouses mixed in. Subject is located in a developed suburban tract. Subject is within one-mile of schools, parks, shopping and freeway access. No adverse impacts noted from commercial or industrial areas. REO activity is less than 5% of market activity. Industrial and other external factors are minimal.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$320,000 High: \$985,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3517 Sweetwater Circle	3552 Sweetwater Cir	2510 Monterey Peninsula Dr	758 Highland View Dr
City, State	Corona, CA	Corona, CA	Corona, CA	Corona, CA
Zip Code	92882	92882	92882	92882
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.93 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$475,000	\$469,900	\$519,900
List Price \$	--	\$469,900	\$469,900	\$519,900
Original List Date		05/01/2019	06/06/2019	07/15/2019
DOM · Cumulative DOM	-- · --	61 · 82	44 · 46	5 · 7
Age (# of years)	31	31	47	31
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Pastoral	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Modern	2 Stories Modern	1 Story Ranch	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,174	1,473	1,572	1,607
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 2	3 · 2
Total Room #	5	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 Spa - Yes	Pool - Yes Spa - Yes	--	--
Lot Size	0.12 acres	0.09 acres	0.21 acres	0.13 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** MLS Description: Location, Location, Location! fantastic panoramic views of the Cleveland National forest from this upgraded home, In Corona's highly sought after area's of Sierra Del Oro! In the Community of Deer Valley, 3 bedroom, 2 1/2 bath This property is move in ready, and features living room with a cozy fireplace, updated kitchen with stainless steel appliances, Granite tile counter tops, Tile flooring, New Blinds throughout, downstairs bathroom has been completely model, Master has Mirrored wardrobe doors, exterior has 1 covered patios with a very Spacious backyard perfect for entertaining/kids/pets, private park, community Pool, close proximity to shopping centers, hiking trails, parks and access to the 91 freeway. Just minutes away from Orange County at the Green River Exit. Don't miss out on this fabulous home! MY COMMENTS: Comparable and subject are in same HOA community. Comparable is two-story, subject is single-level. Comparable has pastoral view, subject no view. Comparable is in superior condition. Comparable is superior to subject due to GLA, view and condition with offset for two-story. Comparable is most comparable due to same community. Comparable is in pending status since 07/01/19. Comparable exceeds 20% GLA however was chosen due to smallest GLA SFR currently on market in a one-mile radius.
- Listing 2** MLS Description: Location! Location Location!! This home is located in the Sierra Del Oro neighborhood in the serene city of Corona. Upon walking in you will find the spacious step down living/dining room area that offers cathedral ceilings. The kitchen is open to the family room and also overlooks the backyard! The home features 4 bedrooms and 2 baths. The large backyard has entry access from back street with enough space for RV, boat and much more. Conveniently located near schools, shopping, and freeway. Come give it your special touch and make it your dream home!! MY COMMENTS: Comparable is in a neighborhood of detached homes, subject community is attached home. Comparable is the next smallest GLA SFR on market in a one-mile radius. Comparable is superior to subject due to GLA and lot size with an offset for age and HOA pool.
- Listing 3** MLS Description: This well-appointed, single-level beauty will wow you. It's located in the scenic community of Sierra Del Oro next to Yorba Linda and it has been tastefully upgraded with an amazing coordination of colors to embody today's trends. The wide-open concept of this home—featuring voluminous ceilings and a refaced fireplace—is evident from the moment you enter. Trendy wood-laminate floors with 6-inch-tall baseboards, plantation shutters, and a popular two-tone palette enhance the entire 1,607 square feet of this home. Whether you're a kitchen fanatic or not, this new and completely remodeled kitchen will pull you in. It boasts new white shaker soft-close cabinetry, quartz countertops, stainless steel appliances, and a center island with casual seating. The openness of the family room to the kitchen makes it a popular place to hang out and to enjoy those special gatherings. The spacious master suite features vaulted ceilings, an oversized closet, and an ensuite bath. Bask in the afternoon breeze and cool evenings in this cozy and well-kept backyard—featuring a large covered patio and a separate structure that is equipped with air-conditioning, power, and internet. Other improvements include upgraded chandeliers, an upgraded hallway bath, ceiling fans in all bedrooms, a new water heater, a block wall, and new vinyl fences. It's just a stone's throw away from a school, shopping, and a park with a water splash zone. This home won't last! MY COMMENTS: Comparable is in a superior neighborhood of detached SFR homes. Comparable GLA differs between tax assessor and MLS, assessor data used. Comparable is in superior condition. Comparable is the next smallest GLA property on market in a one-mile radius. Comparable is superior to subject due to location, GLA and condition.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3517 Sweetwater Circle	3539 Grey Bull Ln	3488 Grey Bull Cir	3584 Sweetwater Cir
City, State	Corona, CA	Corona, CA	Corona, CA	Corona, CA
Zip Code	92882	92882	92882	92882
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.07 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$440,000	\$469,900	\$420,000
List Price \$	--	\$440,000	\$469,900	\$420,000
Sale Price \$	--	\$440,000	\$465,500	\$420,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	05/22/2019	07/18/2019	05/10/2019
DOM · Cumulative DOM	-- · --	11 · 44	11 · 55	6 · 35
Age (# of years)	31	30	30	31
Condition	Average	Good	Good	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	Beneficial ; Pastoral	Beneficial ; Pastoral
Style/Design	1 Story Modern	1 Story Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,174	1,137	1,174	1,174
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	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 Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.12 acres	0.14 acres	0.09 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	-\$12,600	-\$9,200	-\$4,500
Adjusted Price	--	\$427,400	\$456,300	\$415,500

* 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** MLS Description: 3 bedroom, 2 bath single level home on a corner lot! Located in highly sought-after Sierra Del Oro Community. This property is move in ready, and features living room with a cozy fireplace, updated kitchen with stainless steel appliances, hardwood floors, plantation shutters, and 2 covered patios. This is a SMART HOME, with integrated google light switches, water sprinkler, NEST products including Camera's, thermostat, door lock and fire detectors, all will remain with the property. Home also has recent energy efficiency updates include, new insulation, LED lighting throughout. Spacious backyard perfect for entertaining/kids/pets, private park next door to home, close proximity to shopping centers, hiking trails, parks and access to the 91 freeway. Just minutes away from Orange County. Don't miss out on this fabulous home! MY COMMENTS: Comparable and subject are in same HOA community. Comparable is in superior condition. Adjustments of -\$8,000 condition, -\$5300 closing costs, -\$800 lot size difference, +\$1500 GLA difference at \$40/sq ft for a total adjustment of -\$12,600
- Sold 2** MLS Description: Come see this fantastic home! Located at the Deer Valley estates in Green River. Great location with no one behind the home. View of Cleveland National Forest. Laminate floors throughout. The roomy living room has a cozy fireplace and view of the backyard. The bright kitchen has all new counters and freshly painted white kitchen cabinets, a breakfast bar, stainless steel appliances, a dishwasher, and microwave. Fresh interior paint. Cozy concrete patio with large grass area. Laundry facilities in the garage. 2 car garage with direct access. Cul de sac. Low property taxes. The community amenities include a pool and spa. MY COMMENTS: Comparable and subject are in same HOA community. Comparable and subject appear to be same model. Comparable has pastoral view, subject no view. Comparable is in superior condition. Adjustments of +\$1300 lot size difference, -\$8000 condition difference, -\$2500 view difference for a total adjustment of -\$9200
- Sold 3** MLS Description: SINGLE STORY & STUNNING VIEWS! Welcome to Corona's highly sought- after Sierra del Oro located at the first exit off the Orange County/Riverside County line! As you wind up Green River Rd, you'll find your 1-story home with truly stunning views is the corner lot of a cul-de-sac for ultimate privacy. The open-concept living/dining room has lots of natural light, a lovely fireplace flanked by large windows and sliding-door access to your private, open-air and fully-enclosed atrium for great indoor/outdoor living. You'll find a 2nd sliding door atrium- access off the kitchen with its own additional eating area. Your master bedroom has dual closets, an en-suite bathroom with double sinks, walk in shower and sliding patio door to your backyard. You'll find two additional bedrooms and an additional full bathroom in this home. The spacious backyard wraps around the home and has panoramic views of the Cleveland National Forest (it's a must see!). Lots of parking with your 2-car garage and wide and curving driveway. The community pool is just down the street with its views of the Forest as well - a perfect spot for relaxing, or fun with friends & family. This home is close to everything: Prado Elementary School, Ridgeline Park Splash Pad, parks, hiking trails, shopping, restaurants, & Highway 91 access. New HVAC 2017, re- piped & exterior painted 2015. Seller is providing up to \$5,000 credit to Buyers at closing for new carpet/paint so you can make this home your own! LOW TAXES! MY COMMENTS: Comparable and subject are in same HOA community. Comparable and subject appear to be same model. Comparable is pastoral view home, subject no view. Comparable is superior due to view. Adjustments of -\$2500 view, -\$2000 closing costs for a total adjustment of -\$4500. Comparable is most comparable due to condition and same model.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows multiple historical listings for subject property, the most recent a cancelled listing in 2019. CRMLS is the primary MLS for the area. Public records show a transfer via a commissioner's deed in July 2019, copy attached as a miscellaneous document attachment.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	2						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
11/16/2018	\$437,999	02/10/2019	\$399,000	Expired	12/18/2018	\$437,999	MLS
02/10/2019	\$399,000	--	--	Sold	06/27/2019	\$381,500	MLS
--	--	--	--	Sold	06/27/2019	\$381,500	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$438,800	\$438,800
Sales Price	\$438,800	\$438,800
30 Day Price	\$438,800	--
Comments Regarding Pricing Strategy		
<p>The suggested list price is most heavily weighted by Sold 3, a same model in same condition property. Sold 2, also a same model, is a very recent sale and influenced an upward adjustment in the list price. List 1, a same community property, is in contract at a list price similar to the final price for Sold 2, a much smaller property. All these factors taken into consideration led to the suggested list price. The sale price is full list price, consistent with market dynamics. 30 day price is same as sale price due to DOM running below 30 days in this market.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 3552 Sweetwater Cir
Corona, CA 92882



Front

L2 2510 Monterey Peninsula Dr
Corona, CA 92882



Front

L3 758 Highland View Dr
Corona, CA 92882



Front

Sales Photos

S1 3539 Grey Bull Ln
Corona, CA 92882



Front

S2 3488 Grey Bull Cir
Corona, CA 92882



Front

S3 3584 Sweetwater Cir
Corona, CA 92882



Front

ClearMaps Addendum

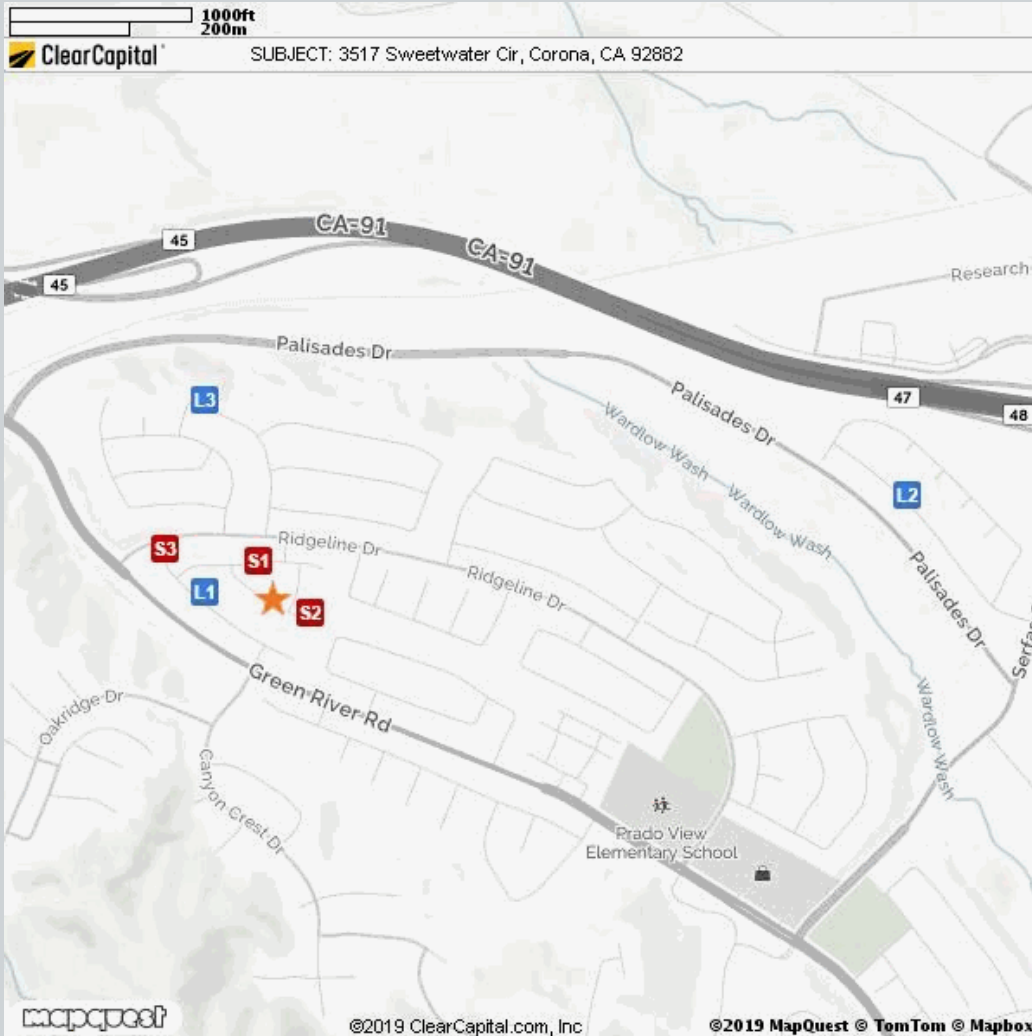
Address ★ 3517 Sweetwater Circle, Corona, CA 92882

Loan Number 38123

Suggested List \$438,800

Suggested Repaired \$438,800

Sale \$438,800



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3517 Sweetwater Cir, Corona, CA	--	Parcel Match
L1 Listing 1	3552 Sweetwater Cir, Corona, CA	0.09 Miles ¹	Parcel Match
L2 Listing 2	2510 Monterey Peninsula Dr, Corona, CA	0.93 Miles ¹	Parcel Match
L3 Listing 3	758 Highland View Dr, Corona, CA	0.31 Miles ¹	Parcel Match
S1 Sold 1	3539 Grey Bull Ln, Corona, CA	0.06 Miles ¹	Parcel Match
S2 Sold 2	3488 Grey Bull Cir, Corona, CA	0.07 Miles ¹	Parcel Match
S3 Sold 3	3584 Sweetwater Cir, Corona, CA	0.16 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.

*** 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

Report Instructions - cont.

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

Broker Name	Michael O'Connor	Company/Brokerage	Diamond Ridge Realty
License No	01517005	Address	12523 Limonite Avenue Eastvale CA 91752
License Expiration	10/04/2022	License State	CA
Phone	9518474883	Email	RealtorOConnor@aol.com
Broker Distance to Subject	8.16 miles	Date Signed	07/20/2019

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:

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.