

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	843 Pavilion Drive, Pomona, CA 91768	Order ID	6255487	Property ID	26903254
Inspection Date	07/21/2019	Date of Report	07/22/2019		
Loan Number	38127	APN	835-801-4016		
Borrower Name	Catamount Properties 2018 LLC	County	Los Angeles		

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	Bonnie Mason	The subject is a single story detached SFR with stucco siding and a composition shingle roof. It is located on a residential lot with a chain link and block rear fence. Has no front yard landscaping. There is a 2AG, metal roll-up garage door, and a concrete driveway. Has forced air heating, central air, and a fireplace. The exterior paint, siding, roof, and windows appear satisfactory with no damage observed. *The subject was recently listed, but there are no interior MLS photos available for viewing. Has granite kitchen countertops, no cabinet, appliance, bath, or flooring upgrades disclosed. Has new paint and a new balcony. The subject backs to a freeway sound wall.
R. E. Taxes	\$868	
Assessed Value	\$53,286	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Has a posted notice in the window. Truck is present, but appears vacant.)		
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		Neighborhood Comments
Location Type	Suburban	Surrounding properties are single story detached SFRs, similar in age, size, type and quality of exterior building materials. There are no board-ups in the neighborhood. It is .4 mi to freeway access, .5 mi to a local market, and .75 mi to an elementary school. Current values are similar to values 6 months ago, with few concessions paid. Distressed sale properties are a minor share of the market, with no impact on neighborhood values.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$375,000 High: \$475,000	
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	843 Pavilion Drive	1280 Wingate Pl	1009 Gothic Way	1190 Laurel Ave
City, State	Pomona, CA	Pomona, CA	Pomona, CA	Pomona, CA
Zip Code	91768	91768	91768	91768
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.24 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$440,000	\$475,000	\$409,900
List Price \$	--	\$440,000	\$475,000	\$409,900
Original List Date		05/18/2019	06/06/2019	07/09/2019
DOM · Cumulative DOM	-- · --	63 · 65	44 · 46	11 · 13
Age (# of years)	44	58	67	69
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,128	1,228	1,349	924
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	2 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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	0.16 acres	0.17 acres	0.12 acres
Other	Fence, patio	Fence, patio	Fence, patio	Fence, patio

* 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 Has slightly larger GLA, similar lot size and garage, older construction. There are laminate kitchen countertops, no cabinet, appliance, bath, or flooring upgrades. Has a new electrical panel and vinyl windows.

Listing 2 Has larger GLA, slightly larger lot size, similar garage, and is older construction. There are new kitchen cabinets, quartz countertops, updated baths, new paint and new flooring.

Listing 3 Has smaller GLA and lot size, similar garage, and is older construction. Has been upgraded throughout with new kitchen cabinets, quartz countertops, s/s appliances, dual pane windows, interior and exterior paint, new flooring.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	843 Pavilion Drive	1335 N Hamilton Blvd	1072 Groff St	348 W Artesia St
City, State	Pomona, CA	Pomona, CA	Pomona, CA	Pomona, CA
Zip Code	91768	91768	91768	91768
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.18 ¹	0.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$458,888	\$398,995	\$419,800
List Price \$	--	\$458,888	\$398,995	\$419,800
Sale Price \$	--	\$445,000	\$420,000	\$425,000
Type of Financing	--	Conv	Va	Fha
Date of Sale	--	06/07/2019	04/30/2019	06/13/2019
DOM · Cumulative DOM	-- · --	63 · 63	4 · 32	65 · 65
Age (# of years)	44	84	68	72
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Other	Adverse ; Other	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,128	1,388	972	1,071
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	2 · 1	2 · 1
Total Room #	6	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.32 acres	0.16 acres	0.12 acres
Other	Fence, patio	Fence, patio	Fence, patio	Fence
Net Adjustment	--	-\$19,700	-\$11,000	+\$6,200
Adjusted Price	--	\$425,300	\$409,000	\$431,200

* Sold 1 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** Has larger GLA and lot size, similar garage, and is older construction. Located in close proximity to a freeway. There are no kitchen, bath, flooring, window upgrades. Adjustments: GLA -10,400, lot size -15200, year built +6k.
- Sold 2** Has smaller GLA, similar lot size and lot garage, older construction. There are newer kitchen cabinets, granite countertops, s/s appliances, upgraded bath, flooring, new paint and windows. Adjustments: GLA +6200, baths +5k, condition -20k, year built +2800, location -5k. No concessions disclosed.
- Sold 3** Has similar GLA, smaller lot size and garage, older construction. There are newer laminate floor coverings, interior paint, and windows. There are no kitchen upgrades, minor bath updates. Adjustments: garage +5k, lot size +2600, year built +3600, location -5k. No concessions disclosed.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject was offered as a fair market sale and was cancelled.			
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
04/11/2019	\$410,000	--	--	Cancelled	05/01/2019	\$410,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$429,000	\$429,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$410,000	--
Comments Regarding Pricing Strategy		
The search parameters for comparables were: 828-1428 sq.ft, back 3 months, and throughout the subject parcel map area. The subject should qualify for financing based on a curbside, exterior inspection. A Notice of Trustee's Sale was recorded on 05/16/2019. Information regarding the subject is from tax records, previous MLS entry, and broker observation.		

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.

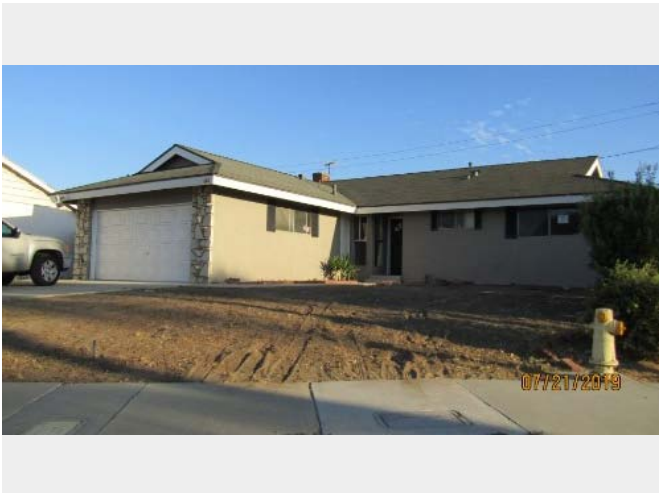
Subject Photos



Front



Address Verification



Side



Street



Street



Other

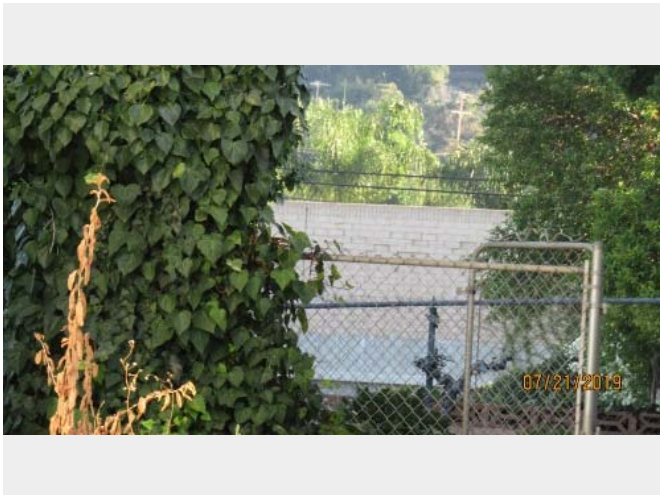
Subject Photos



Other



Other



Other

Listing Photos

L1 1280 Wingate Pl
Pomona, CA 91768



Front

L2 1009 Gothic Way
Pomona, CA 91768



Front

L3 1190 Laurel Ave
Pomona, CA 91768



Front

Sales Photos

S1 1335 N Hamilton Blvd
Pomona, CA 91768



Front

S2 1072 Groff St
Pomona, CA 91768



Front

S3 348 W Artesia St
Pomona, CA 91768



Front

ClearMaps Addendum

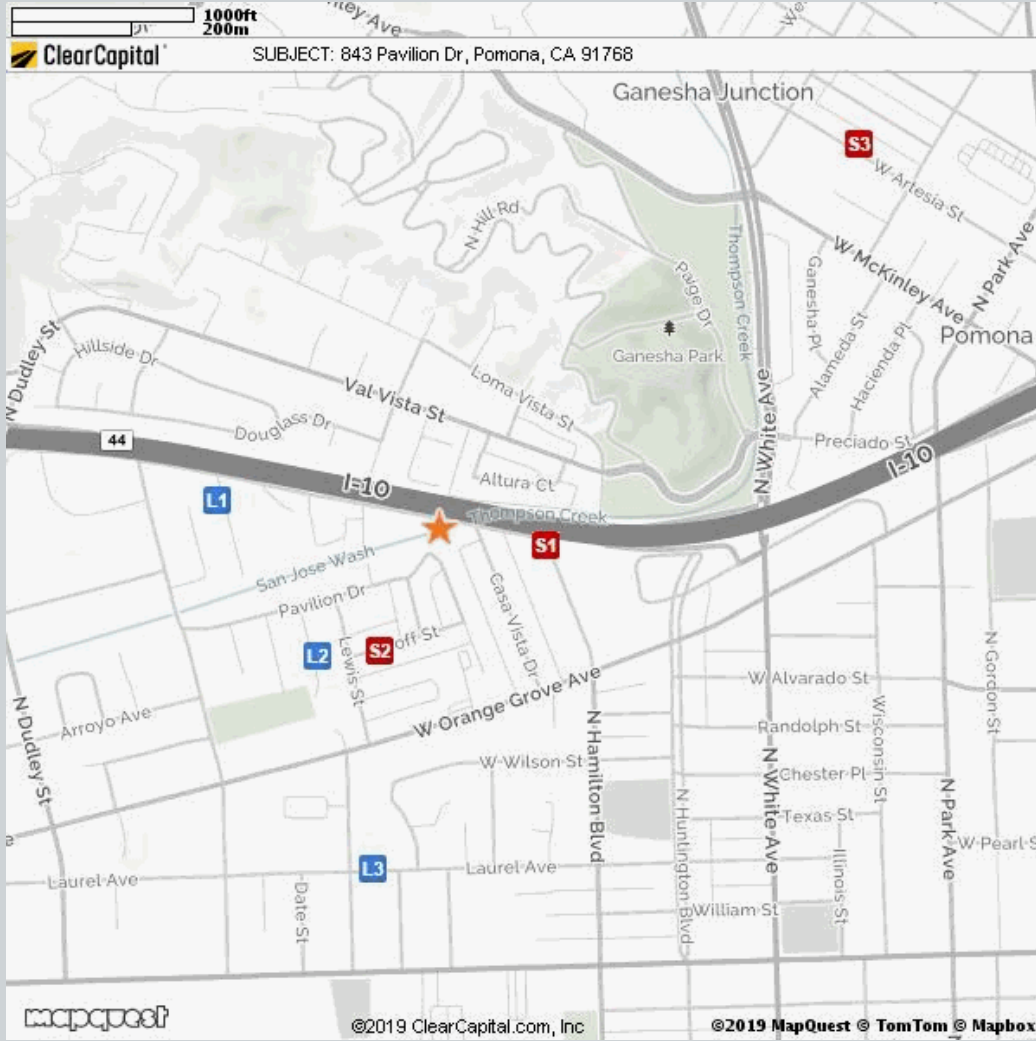
Address ★ 843 Pavilion Drive, Pomona, CA 91768

Loan Number 38127

Suggested List \$429,000

Suggested Repaired \$429,000

Sale \$425,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	843 Pavilion Dr, Pomona, CA	--	Parcel Match
L1 Listing 1	1280 Wingate Pl, Pomona, CA	0.31 Miles ¹	Parcel Match
L2 Listing 2	1009 Gothic Way, Pomona, CA	0.24 Miles ¹	Parcel Match
L3 Listing 3	1190 Laurel Ave, Pomona, CA	0.48 Miles ¹	Parcel Match
S1 Sold 1	1335 N Hamilton Blvd, Pomona, CA	0.16 Miles ¹	Parcel Match
S2 Sold 2	1072 Groff St, Pomona, CA	0.18 Miles ¹	Parcel Match
S3 Sold 3	348 W Artesia St, Pomona, CA	0.82 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	Phyllis Staton	Company/Brokerage	Phyllis Staton
License No	01005501	Address	9160 La Ronda St Rancho Cucamonga CA 91701
License Expiration	07/29/2023	License State	CA
Phone	9097174169	Email	NationwideAVM@gmail.com
Broker Distance to Subject	10.03 miles	Date Signed	07/21/2019

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.