

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	32455 Oak Hollow Court, Wildomar, CA 92595	Order ID	6269942	Property ID	26982493
Inspection Date	08/01/2019	Date of Report	08/01/2019		
Loan Number	38213	APN	380-401-003		
Borrower Name	Catamount Properties 2018 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	CITL_BPO_07.31.19	Tracking ID 1	CITL_BPO_07.31.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 20018 LLC	Condition Comments	
R. E. Taxes	\$9,824		Two story home with stucco siding, tile roof, 3 car garage and fenced parcel. Appears maintained from exterior inspection.
Assessed Value	\$399,369		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Shadow Canyon /walters Mgmt 8584950900		
Association Fees	\$40 / Month (Other: Community Park)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		Subject is located on a corner lot in tract neighborhood with single and two story homes, most homes in the neighborhood appears well cared for. Close to schools and parks. Standard sales are dominating the market at this time.
Sales Prices in this Neighborhood	Low: \$420,000 High: \$4,990,000		
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	32455 Oak Hollow Court	35909 Frederick St.	35944 Avry Way	23483 Crystal Way
City, State	Wildomar, CA	Wildomar, CA	Wildomar, CA	Wildomar, CA
Zip Code	92595	92595	92595	92595
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.64 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$479,999	\$499,000
List Price \$	--	\$425,000	\$465,000	\$499,000
Original List Date		06/27/2019	06/07/2019	05/22/2019
DOM · Cumulative DOM	-- · --	7 · 35	50 · 55	71 · 71
Age (# of years)	7	21	14	3
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 Tract	2 Stories Tract	2 Stories Tract	2 Stories Tract
# Units	1	1	1	1
Living Sq. Feet	3,487	3,076	3,127	3,404
Bdrm · Bths · ½ Bths	4 · 3 · 1	5 · 3	5 · 3	5 · 3
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 3 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	--	Pool - Yes	--	--
Lot Size	0.17 acres	0.17 acres	0.28 acres	0.23 acres
Other	--	--	--	--

* Listing 2 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** This Beautiful POOL Home boasts over 3000 square feet, 5 Bedrooms and 3 Bathrooms, Large Loft, NEW Carpet, Custom Paint and Much More! The Home is Perfectly located and offers an Office/5th Bedroom and Bathroom Downstairs. As you enter the Home, you are met with a High Cathedral Entry that opens to the Living and Dining Rooms.
- Listing 2** This home has more than enough room to entertain. You are greeted with all the natural sun light, the vaulted ceilings and the formal dining upon entry. The property offers 5 full size bedrooms / 3 full bath/ 3 car garage. There is a bed/bath downstairs for guest/in-laws. The bathroom downstairs offers a walk-in shower. The spacious master bedroom is a true master in size and offers 2 separate (his/hers) walk in closets, dual sinks, separate tub and walk-in shower. There is a separate laundry room located downstairs with direct access to the 3 car garage.
- Listing 3** 5-Bedroom cul-de-sac home. With incredible privacy (no neighbors behind!), this 10,019 square foot lot can be transformed into the oasis of your dreams! This home features a downstairs JR Suite ON THE FIRST LEVEL, plus bonus room that would make a great office or even a 6th bedroom.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	32455 Oak Hollow Court	35865 Nonnie Dr	32510 Falling Leaf Ct	23272 Alta Oaks Dr
City, State	Wildomar, CA	Wildomar, CA	Wildomar, CA	Wildomar, CA
Zip Code	92595	92595	92595	92595
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.13 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$460,000	\$469,900	\$520,000
List Price \$	--	\$450,000	\$469,900	\$489,900
Sale Price \$	--	\$450,000	\$469,900	\$484,350
Type of Financing	--	Fha	Fha	Va
Date of Sale	--	03/14/2019	03/19/2019	07/22/2019
DOM · Cumulative DOM	-- · --	118 · 139	26 · 62	53 · 82
Age (# of years)	7	14	7	13
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 Tract	2 Stories Tract	2 Stories Tract	2 Stories Tract
# Units	1	1	1	1
Living Sq. Feet	3,487	3,220	3,487	3,210
Bdrm · Bths · ½ Bths	4 · 3 · 1	5 · 3	4 · 3 · 1	5 · 3
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes Spa - Yes
Lot Size	0.17 acres	0.16 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$450,000	\$469,900	\$484,350

* 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** Beautiful 5 bedroom, 4 bath home! Enter through the double doors with oval stained glass to view the elegant spiral staircase. High ceilings in the living and dining areas allows for a spacious feeling. Large kitchen with granite counter tops, a huge island and pantry is perfect for entertaining large gatherings. Bedroom downstairs with a full bath.
- Sold 2** . Located apart from your side neighbors on an open ended cul-de-sac street, you'll feel the tranquility of nature and experience the beauty of breathtaking sunrises and sunsets every day. Attractive Open Floor plan with Living Room, Half Bath, & Great Room including Luxurious Kitchen, (Stainless Steel Double Oven, Range, Microwave Hood, Dishwasher, Quartz Counters, Mosaic Glass Backsplash, Island, Walk In Pantry, extra Cabinets and Counter). Enjoy the warmth of the Great Room Heatilator Fireplace while you curl up with a good book.
- Sold 3** Walk through your private garden courtyard before entering the front door. The open air feeling immediately greets you as you step in. This 5-bedroom, 4-bathroom home boasts upgrades including lovely real wood flooring, custom oversized tile and plush carpet throughout. The colors are modern and neutral. The kitchen is an epicurean delight with Quartz Countertops and custom travertine backsplash, two ovens, two microwaves and a center island. The Kitchen opens up to an extra large family room with a custom fireplace. There is a main floor bedroom and private full bath as well as a guest bath. The grand master suite includes a recently remodeled bathroom and oversized walk in closet. Step out to the back yard and enjoy the relaxing play pool with a baja step and spa.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject listed on 12/8/2018 as an auction and expired listing on 6/8/2019.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
12/14/2018	\$390,000	06/09/2019	\$390,000	Sold	07/08/2019	\$301,410	MLS
--	--	--	--	Sold	07/08/2019	\$301,410	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$455,000	\$455,000
Sales Price	\$454,000	\$454,000
30 Day Price	\$440,000	--
Comments Regarding Pricing Strategy		
The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration. I went back 6 months, out in distance 1 mile.		

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



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 35909 Frederick St.
Wildomar, CA 92595



Front

L2 35944 Avry WAY
Wildomar, CA 92595



Front

L3 23483 Crystal WAY
Wildomar, CA 92595



Front

Sales Photos

S1 35865 Nonnie DR
Wildomar, CA 92595



Front

S2 32510 Falling Leaf CT
Wildomar, CA 92595



Front

S3 23272 Alta Oaks DR
Wildomar, CA 92595



Front

ClearMaps Addendum

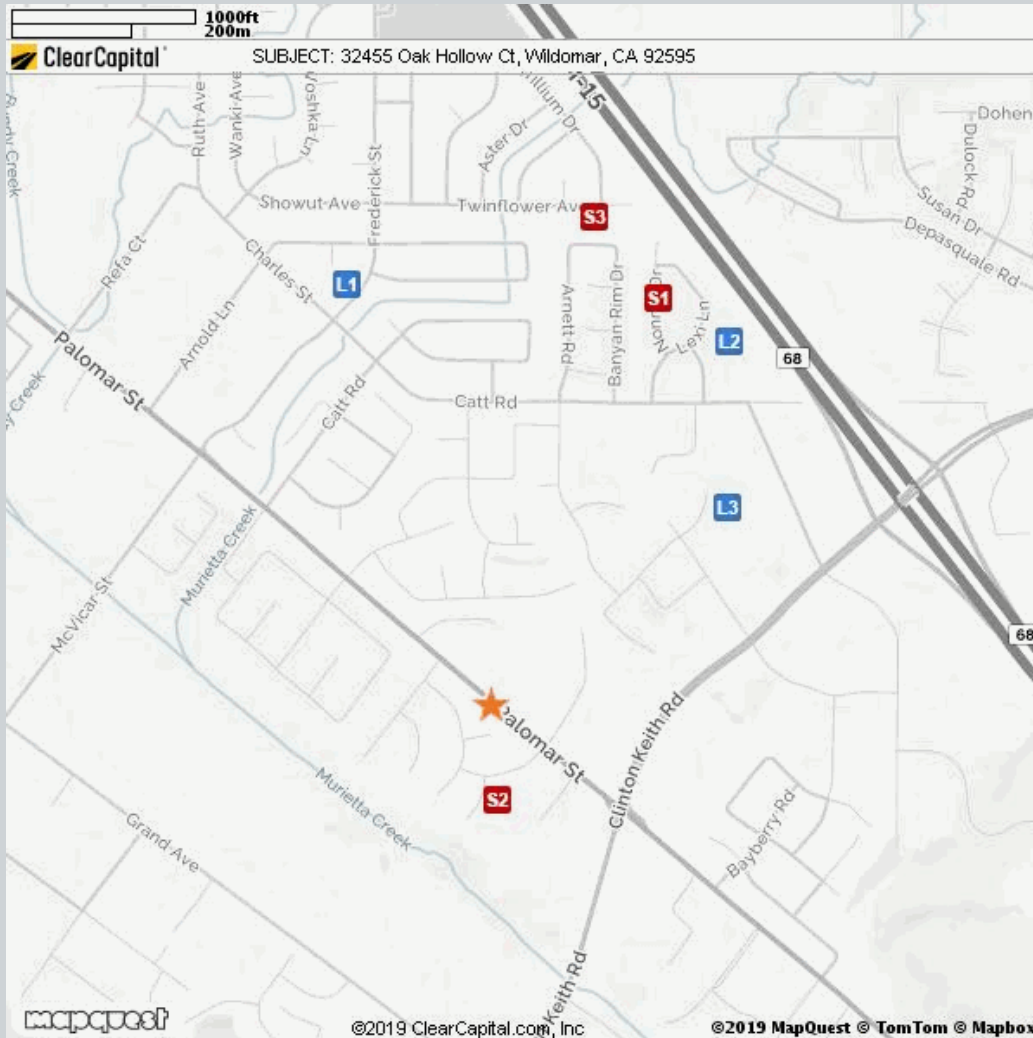
Address ★ 32455 Oak Hollow Court, Wildomar, CA 92595

Loan Number 38213

Suggested List \$455,000

Suggested Repaired \$455,000

Sale \$454,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	32455 Oak Hollow Ct, Wildomar, CA	--	Parcel Match
L1 Listing 1	35909 Frederick St., Wildomar, CA	0.64 Miles ¹	Parcel Match
L2 Listing 2	35944 Avry Way, Wildomar, CA	0.64 Miles ¹	Parcel Match
L3 Listing 3	23483 Crystal Way, Wildomar, CA	0.46 Miles ¹	Parcel Match
S1 Sold 1	35865 Nonnie Dr, Wildomar, CA	0.64 Miles ¹	Parcel Match
S2 Sold 2	32510 Falling Leaf Ct, Wildomar, CA	0.13 Miles ¹	Parcel Match
S3 Sold 3	23272 Alta Oaks Dr, Wildomar, CA	0.72 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	Fernand DeChristopher	Company/Brokerage	DeChristopher Properties
License No	01062377	Address	25810 Floyd Ave. Menifee CA 92585
License Expiration	07/05/2023	License State	CA
Phone	9517336896	Email	chrismovesu@gmail.com
Broker Distance to Subject	10.68 miles	Date Signed	08/01/2019

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.