

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 | 220 S Vista Bonita Avenue, Glendora, CA 91741 | Order ID | 6255487 | Property ID | 26903438 |
| Inspection Date | 07/21/2019 | Date of Report | 07/21/2019 | | |
| Loan Number | 38264 | APN | 8639-005-011 | | |
| 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

| | | | |
|--|-------------------------|--|--|
| Owner | Jack and Margaret Leigh | Condition Comments | |
| R. E. Taxes | \$2,819 | <p>The subject is a single story detached SFR, with stucco siding and a composition shingle roof. It is located on a landscaped lot with a block rear fence. Has a 2AG, wood doors, concrete driveway, and alley access. There is forced air heat, cooling unknown. The exterior paint, siding, roof, and windows appear satisfactory. The garage doors need paint. There are no known health, safety, or adverse environmental issues present. ** The owner name in the tax record differs from the provided owner name. See attached tax record.</p> | |
| Assessed Value | \$213,614 | | |
| Zoning Classification | SFR | | |
| Property Type | SFR | | |
| Occupancy | Vacant | | |
| Secure? | Yes | | |
| (There is a posted notice on the door. It appears to be vacant. Doors and windows are closed.) | | | |
| Ownership Type | Fee Simple | | |
| Property Condition | Average | | |
| Estimated Exterior Repair Cost | \$200 | | |
| Estimated Interior Repair Cost | \$0 | | |
| Total Estimated Repair | \$200 | | |
| HOA | No | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|--|--|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Stable | <p>Surrounding properties are predominately single story detached SFRs, with an apartment building within a half block. There are no board-ups in the neighborhood. It is .2 mi to shopping, .4 mi to an elementary school, and .8 mi to freeway access. 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.</p> | |
| Sales Prices in this Neighborhood | Low: \$480,000 High: \$678,000 | | |
| 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 | 220 S Vista Bonita Avenue | 720 E Walnut Ave | 715 Invergarry St | 502 W Bennett Ave |
| City, State | Glendora, CA | Glendora, CA | Glendora, CA | Glendora, CA |
| Zip Code | 91741 | 91741 | 91741 | 91741 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.56 ¹ | 0.75 ¹ | 0.66 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$649,000 | \$609,500 | \$590,000 |
| List Price \$ | -- | \$624,000 | \$609,500 | \$590,000 |
| Original List Date | | 03/01/2019 | 05/13/2019 | 05/10/2019 |
| DOM · Cumulative DOM | -- · -- | 141 · 142 | 68 · 69 | 71 · 72 |
| Age (# of years) | 43 | 63 | 67 | 64 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Adverse ; Busy Road |
| 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 | 1,365 | 1,576 | 1,291 | 1,492 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 4 · 2 | 3 · 2 | 3 · 2 |
| Total Room # | 5 | 7 | 5 | 6 |
| 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 | -- | Pool - Yes | Pool - Yes | -- |
| Lot Size | 0.15 acres | 0.17 acres | 0.15 acres | 0.21 acres |
| Other | Fence, patio | Fence, patio | Fence, patio | Fence, patio |

* 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 Has larger GLA, similar lot size, garage, and a superior pool amenity. There are no kitchen, bath, window, or roof upgrades. Has hardwood flooring. The pool is an inground vinyl lined pool.

Listing 2 Has similar GLA, lot size, garage. It is older construction with a superior pool amenity. There are granite kitchen countertops, s/s appliances, one updated bath, no cabinet, secondary bath, flooring, or window upgrades.

Listing 3 Has slightly larger GLA, larger lot, similar garage, and is older construction. There is a newer roof and dual pane windows. Has laminate kitchen countertops, no cabinet, appliance, bath upgrades. Has original hardwood floors.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|---------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 220 S Vista Bonita Avenue | 451 E Ada Ave | 457 E Foothill Blvd | 550 E Foothill Blvd |
| City, State | Glendora, CA | Glendora, CA | Glendora, CA | Glendora, CA |
| Zip Code | 91741 | 91741 | 91741 | 91741 |
| Datasource | Tax Records | MLS | Public Records | MLS |
| Miles to Subj. | -- | 0.24 ¹ | 0.30 ¹ | 0.39 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$559,900 | \$605,000 | \$685,000 |
| List Price \$ | -- | \$574,900 | \$605,000 | \$639,000 |
| Sale Price \$ | -- | \$571,000 | \$605,000 | \$635,000 |
| Type of Financing | -- | Conv | Conv | Conv |
| Date of Sale | -- | 06/14/2019 | 05/03/2019 | 05/20/2019 |
| DOM · Cumulative DOM | -- · -- | 14 · 50 | 60 · 61 | 66 · 66 |
| Age (# of years) | 43 | 67 | 68 | 59 |
| Condition | Average | Average | Average | Good |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Adverse ; Busy Road | Adverse ; Busy Road |
| 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 | 1,365 | 1,224 | 1,105 | 1,544 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 2 · 2 | 2 · 1 | 3 · 2 |
| Total Room # | 5 | 5 | 5 | 6 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | None | 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 | 0.15 acres | 0.21 acres | 0.24 acres | 0.22 acres |
| Other | Fence, patio | Fence, patio | Guest house | Fence, patio |
| Net Adjustment | -- | +\$6,900 | +\$6,400 | -\$44,800 |
| Adjusted Price | -- | \$577,900 | \$611,400 | \$590,200 |

* 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** Older construction with tile kitchen and bath countertops, no cabinet, appliance, bath upgrades. Has a new roof and newer windows. Adjustments: GLA +7100, lot size -5k, year built +4800.
- Sold 2** Information from tax record. The condition is assumed to be average. Has smaller GLA, larger lot, no covered parking. Has a guest house not included in the GLA. Adjustments: GLA +13k, lot size -7600, garage +10k, baths +5k, guest house -15k.
- Sold 3** Has larger GLA and lot size, superior pool amenity, older construction. There are quartz kitchen countertops, s/s appliances, upgrades baths, new flooring, paint, and a 2 yr old roof. Adjustments: GLA -9k, lot size -5800, pool -10k, condition -20k.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | There is no MLS activity for the subject. It last sold on 06/01/1988 for \$127,000. | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # 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 |

Marketing Strategy

| | As Is Price | Repaired Price |
|--|--------------------|-----------------------|
| Suggested List Price | \$595,000 | \$595,400 |
| Sales Price | \$590,000 | \$590,400 |
| 30 Day Price | \$575,000 | -- |
| Comments Regarding Pricing Strategy | | |
| The search parameters for comparables were: 1065-1665 sq.ft, back 3 months, and throughout the subject parcel map area. The subject should qualify for financing based on a curbside, exterior inspection. Information regarding the subject is from tax records and broker observation. | | |

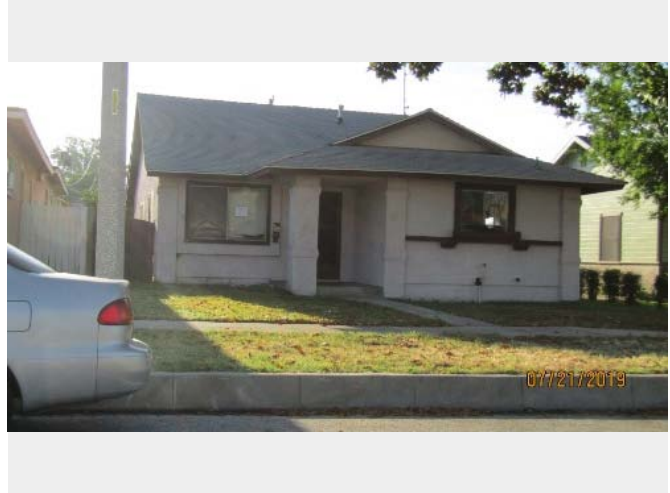
Clear Capital Quality Assurance Comments Addendum

| | |
|-------------------------|--|
| Reviewer's Notes | The price is based on the subject being in average condition with \$200 recommended in total repairs. Comps are similar in characteristics, located within 0.75 miles and the sold comps closed within the last 3 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported. |
|-------------------------|--|

Subject Photos



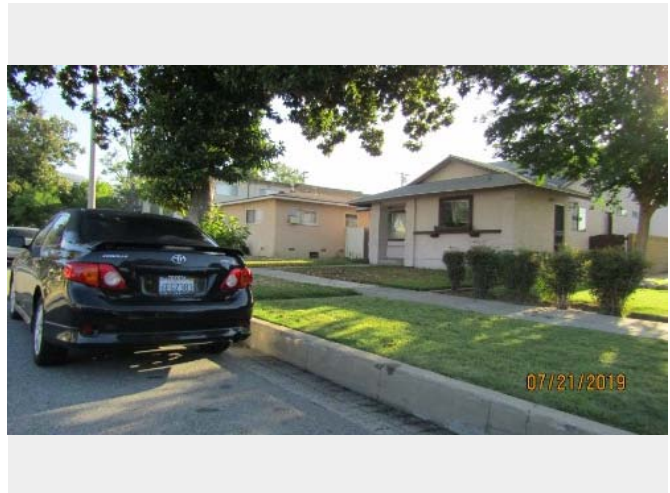
Front



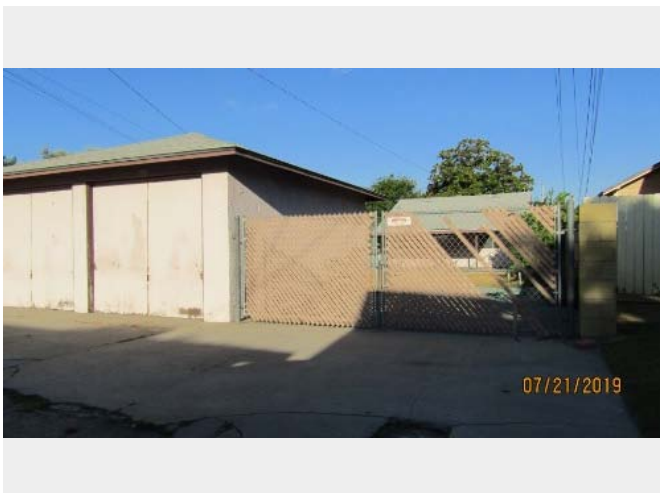
Front



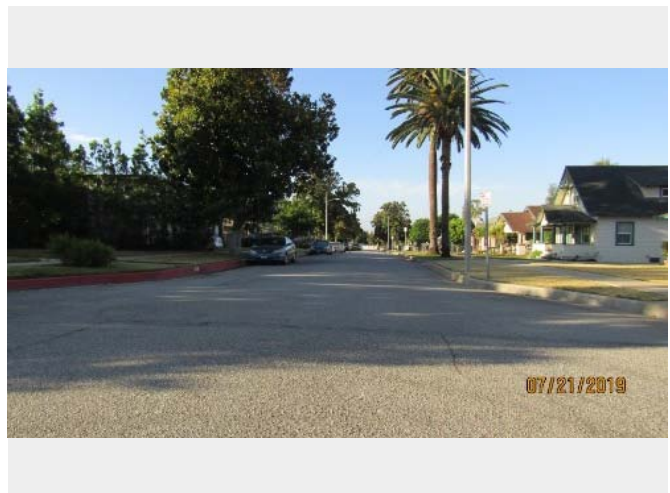
Address Verification



Side

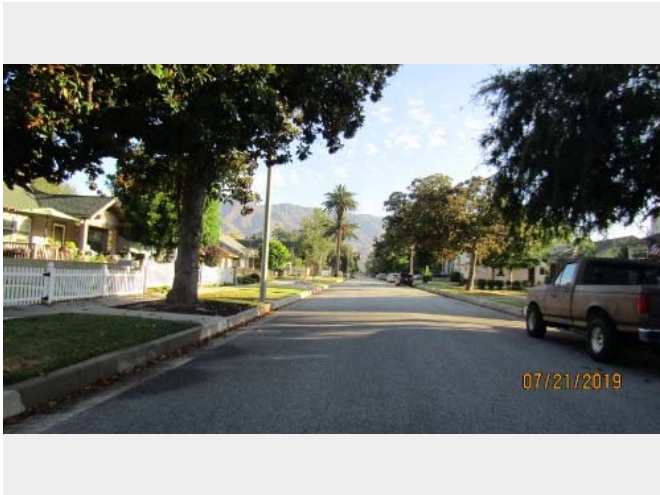


Back



Street

Subject Photos



Street



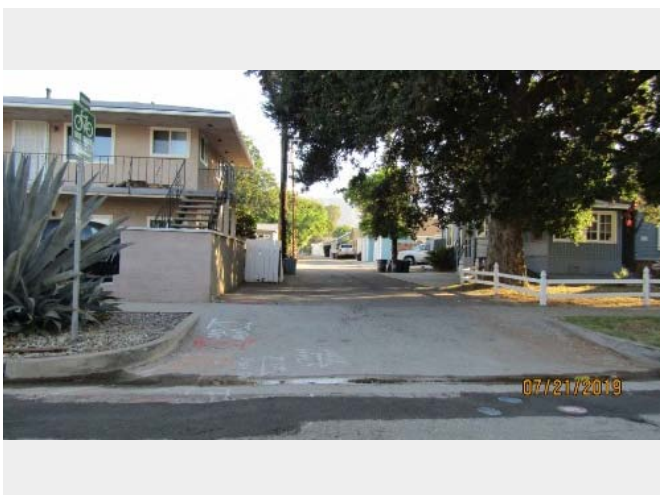
Other



Other



Other



Other



Other

Listing Photos

L1 720 E Walnut Ave
Glendora, CA 91741



Front

L2 715 Invergarry St
Glendora, CA 91741



Front

L3 502 W Bennett Ave
Glendora, CA 91741



Front

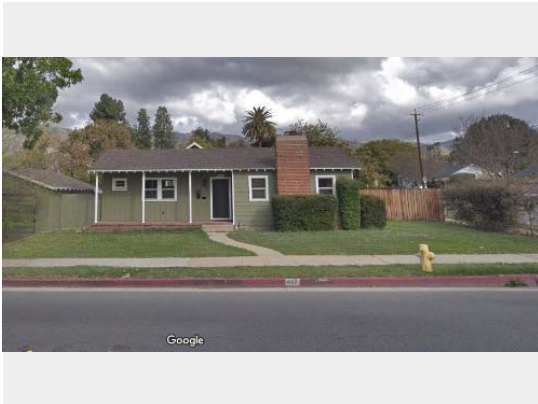
Sales Photos

S1 451 E Ada Ave
Glendora, CA 91741



Front

S2 457 E Foothill Blvd
Glendora, CA 91741



Front

S3 550 E Foothill Blvd
Glendora, CA 91741



Front

ClearMaps Addendum

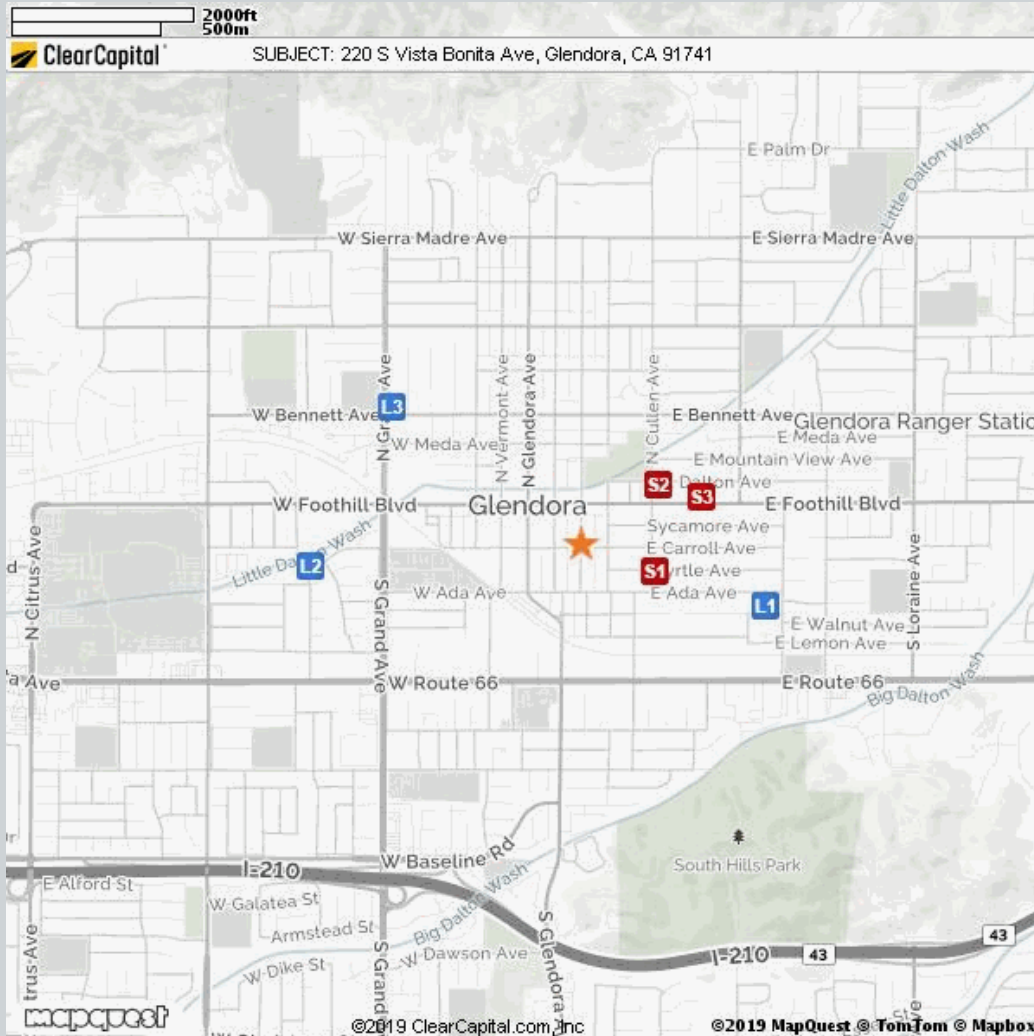
Address ★ 220 S Vista Bonita Avenue, Glendora, CA 91741

Loan Number 38264

Suggested List \$595,000

Suggested Repaired \$595,400

Sale \$590,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--------------------------------------|-------------------------|------------------|
| ★ Subject | 220 S Vista Bonita Ave, Glendora, CA | -- | Parcel Match |
| L1 Listing 1 | 720 E Walnut Ave, Glendora, CA | 0.56 Miles ¹ | Parcel Match |
| L2 Listing 2 | 715 Invergarry St, Glendora, CA | 0.75 Miles ¹ | Parcel Match |
| L3 Listing 3 | 502 W Bennett Ave, Glendora, CA | 0.66 Miles ¹ | Parcel Match |
| S1 Sold 1 | 451 E Ada Ave, Glendora, CA | 0.24 Miles ¹ | Parcel Match |
| S2 Sold 2 | 457 E Foothill Blvd, Glendora, CA | 0.30 Miles ¹ | Parcel Match |
| S3 Sold 3 | 550 E Foothill Blvd, Glendora, CA | 0.39 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 | 14.77 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.