

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	3701 Norfolk Street, Napa, CA 94558	Order ID	6269942	Property ID	26982482
Inspection Date	08/01/2019	Date of Report	08/01/2019		
Loan Number	38267	APN	007-293-011-000		
Borrower Name	Catamount Properties 2018 LLC	County	Napa		

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 2018	Condition Comments See photos-Two front windows are broken and need replaced. The exterior needs to be painted, debris are noted to the sides of the structure, landscaping is in poor condition and fencing needs work/repared. Subject is substantially the same style and construction of neighboring properties. Neighboring properties are maintained with good curb appeal. Neighborhood small park directly across from subject. I do not have access to the interior and cannot make a determination as to any needed repairs. It appears construction work is in progress.
R. E. Taxes	\$138,900	
Assessed Value	\$5,931,600	
Zoning Classification	RS5	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Front windows are boarded up, contractor lockbox at front door, new keypad entry.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$9,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$9,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Area is know as North Napa and the Northwood area. Close to good schools, small neighborhood parks and shopping with tree lined streets and sidewalks. There is no commercial activity within the subdivision and currently no REO activity. The only property I see that is boarded up is the subject.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$499,000 High: \$615,000	
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	3701 Norfolk Street	3770 Dover Street	2505 Macmillian Street	2329 Roberto Street
City, State	Napa, CA	Napa, CA	Napa, CA	Napa, CA
Zip Code	94558	94558	94558	94558
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.40 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$609,000	\$565,000	\$535,000
List Price \$	--	\$609,000	\$565,000	\$535,000
Original List Date		06/27/2019	06/11/2019	07/03/2019
DOM · Cumulative DOM	-- · --	26 · 35	51 · 51	29 · 29
Age (# of years)	60	60	56	63
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,080	1,420	1,080	1,243
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	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	0.14 acres	0.14 acres	0.13 acres
Other	--	Renovated and updated.	Updated bathrooms, french doors added.	Needs TLC

* 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 Superior to subject in condition and living square footage. Very nice curb appeal with manicured landscaping. Home was renovated and updated.

Listing 2 Although substantially the same in style, age and construction as the subject, the condition of comp #2 is far superior to the subject. Superior in both the appearance of the residence and of the landscaping and curb appeal.

Listing 3 Superior to subject in the exterior presentation, maintenance and curb appeal. The interior is in need of repair and updating.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3701 Norfolk Street	3800 Oxford Street	3701 Oxford Street	2524 Macmillan Street
City, State	Napa, CA	Napa, CA	Napa, CA	Napa, CA
Zip Code	94558	94558	94558	94558
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.10 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,000	\$599,000	\$650,000
List Price \$	--	\$589,000	\$585,000	\$639,000
Sale Price \$	--	\$585,000	\$600,000	\$615,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	06/20/2019	03/20/2019	07/25/2019
DOM · Cumulative DOM	-- · --	98 · 104	33 · 40	79 · 86
Age (# of years)	60	62	62	59
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,080	1,134	1,134	1,215
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	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	0.15 acres	0.15 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$59,000	-\$59,000	-\$65,000
Adjusted Price	--	\$526,000	\$541,000	\$550,000

* 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** Adjustment is made for condition and additional living square footage. The construction, location, style and age are similar to the subject and one street over to the East. Both share the same parks and schools. Curb appeal of this comp is superior.
- Sold 2** Adjustment is made for condition and additional living square footage. The construction, style and age are similar to the subject and one street over to the East. Sold #2 does have nice curb appeal and RV parking which is very desired and superior.
- Sold 3** I have used this comp as the best I could pull within close proximity of the subject. It is superior to the subject as four bedrooms, and beautiful maintenance and curb appeal.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history within the MLS archives. It appears by tax reports the last sale was in recorded in 1962.			
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	\$535,000	\$551,000
Sales Price	\$526,000	\$541,000
30 Day Price	\$526,000	--
Comments Regarding Pricing Strategy		
Because of the interior needing attention (paint and landscaping) it would be necessary to clean up in order to gain the best price. I suggest lower pricing to expedite a faster sale.		

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.
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Subject Photos



Front



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Street



Street



Other



Other




Other




Other

Listing Photos

 3770 Dover Street
Napa, CA 94558



Front

 2505 MacMillian Street
Napa, CA 94558



Front

Sales Photos

S1 3800 Oxford Street
Napa, CA 94558



Front

S2 3701 Oxford Street
Napa, CA 94558



Front

S3 2524 MacMillan Street
Napa, CA 94558



Front

ClearMaps Addendum

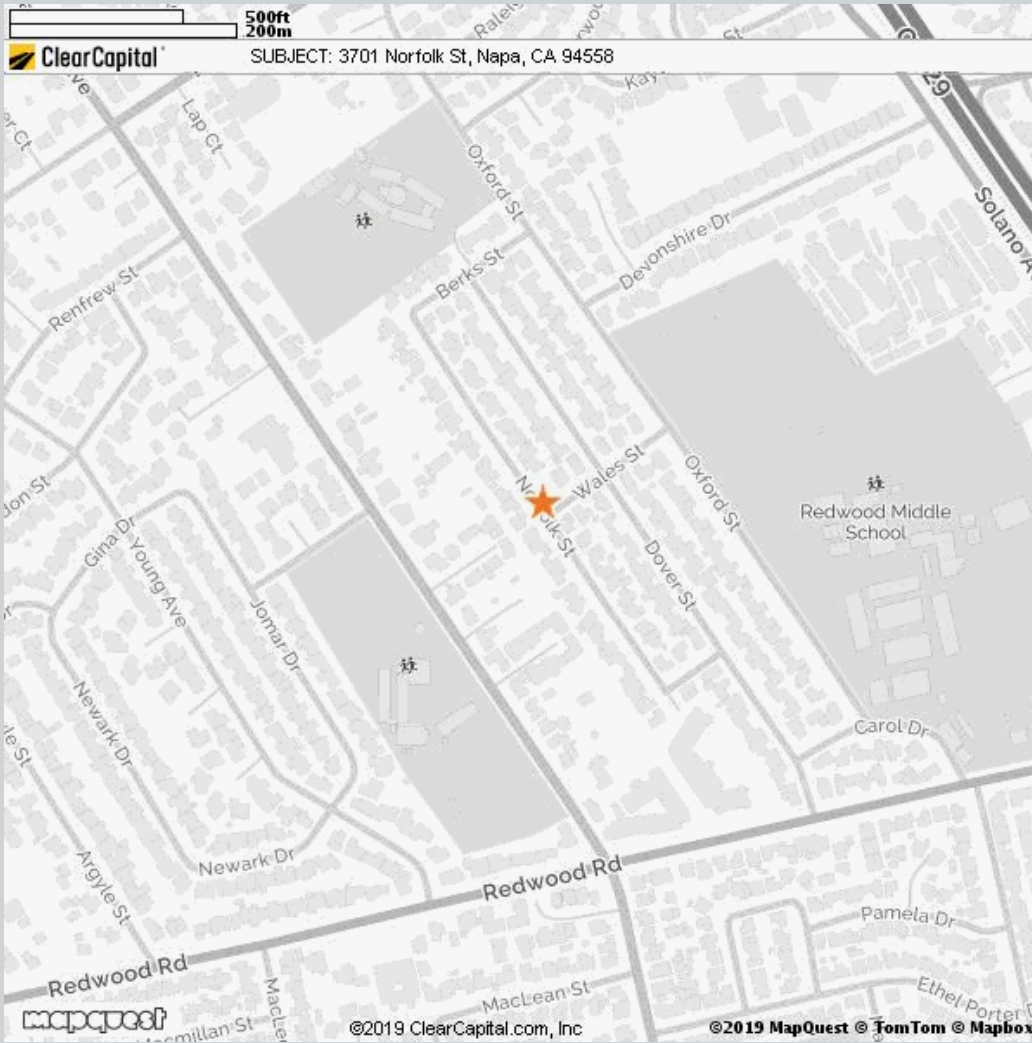
Address ★ 3701 Norfolk Street, Napa, CA 94558

Loan Number 38267

Suggested List \$535,000

Suggested Repaired \$551,000

Sale \$526,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3701 Norfolk St, Napa, CA	--	Parcel Match
L1 Listing 1	3770 Dover Street, Napa, CA	0.14 Miles ¹	Parcel Match
L2 Listing 2	2505 Macmillian Street, Napa, CA	0.40 Miles ¹	Parcel Match
L3 Listing 3	2329 Roberto Street, Napa, CA	0.88 Miles ¹	Parcel Match
S1 * Sold 1	3800 Oxford Street, Napa, CA	0.21 Miles ¹	Parcel Match
S2 * Sold 2	3701 Oxford Street, Napa, CA	0.10 Miles ¹	Parcel Match
S3 * Sold 3	2524 Macmillan Street, Napa, CA	0.42 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	Susan Scofield	Company/Brokerage	Coldwell Banker Brokers of the Valley
License No	01165735	Address	1775 Lincoln Avenue Napa CA 94558
License Expiration	09/15/2021	License State	CA
Phone	7072512355	Email	sscofield@cnapavalley.com
Broker Distance to Subject	1.47 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.