

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.

<b>Address</b>	800 Evans Road, Dixon, CA 95620	<b>Order ID</b>	6269942	<b>Property ID</b>	26982487
<b>Inspection Date</b>	08/01/2019	<b>Date of Report</b>	08/01/2019		
<b>Loan Number</b>	38315	<b>APN</b>	0113-552-130		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Solano		

**Tracking IDs**

<b>Order Tracking ID</b>	CITL_BPO_07.31.19	<b>Tracking ID 1</b>	CITL_BPO_07.31.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Regina Dunlap and Jacob L. Dunlap	<b>Condition Comments</b> The subject property is a single family single story residential home with traditional style architecture, tile roof, wood siding exterior, brick trim, fireplace, covered porch, concrete driveway, landscaped lot, dual pane windows with grids, patio and wood board fencing. It has good architecture and conforms well with the neighborhood. Home appears to be in average condition, good construction and average curb appeal. The window screens at the front of the house are torn and need replaced. There are no externalities influencing value, no high electrical lines or towers, no commercial or industrial issues, no natural hazards and no encroachments with the exception of local utilities. Close to all amenities and freeway access.
<b>R. E. Taxes</b>	\$4,009	
<b>Assessed Value</b>	\$336,396	
<b>Zoning Classification</b>	R1-PD	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$500	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$500	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Established neighborhood built in 1995, approximately, with good construction, single and two story styles. The homes conform well with other neighboring homes with no natural hazards, no encroachments with the exception of public utilities and no commercial or industrial issues. There are no negative features present that could directly affect the marketability of the neighborhood. There is low REO activity, no boarded up homes, no excessively overpriced or underpriced homes and a few homes with deferred maintenance. Close to shopping, schools, parks, transportation, freeway...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$374,500 High: \$550,000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Neighborhood Comments

Established neighborhood built in 1995, approximately, with good construction, single and two story styles. The homes conform well with other neighboring homes with no natural hazards, no encroachments with the exception of public utilities and no commercial or industrial issues. There are no negative features present that could directly affect the marketability of the neighborhood. There is low REO activity, no boarded up homes, no excessively overpriced or underpriced homes and a few homes with deferred maintenance. Close to shopping, schools, parks, transportation, freeway access and approximately nine miles to Travis AFB, the largest employer and economic engine of Solano County.

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	800 Evans Road	1895 Dorris Ct	1750 Wilson Ct	1575 Ferrero Dr
City, State	Dixon, CA	Dixon, CA	Dixon, CA	Dixon, CA
Zip Code	95620	95620	95620	95620
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 <sup>1</sup>	0.15 <sup>1</sup>	0.24 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,000	\$432,000	\$487,000
List Price \$	--	\$480,000	\$432,000	\$487,000
Original List Date		07/03/2019	07/15/2019	06/19/2019
DOM · Cumulative DOM	-- · --	19 · 29	15 · 17	29 · 43
Age (# of years)	24	24	23	24
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	2 Stories Traditional	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,676	1,898	1,462	1,589
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	3 · 2	4 · 2
Total Room #	9	9	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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	0.1148 acres	0.1321 acres	0.1632 acres	0.1895 acres
Other	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Listing #: 21917745 Slightly superior to the subject having larger GLA, larger bathroom count and larger lot size. Close in age, condition and proximity. Court location. Open kitchen concept. New flooring downstairs. Covered porch, patio, landscaped and wood board fencing.
- Listing 2** Listing #: 21918325 Inferior to the subject having smaller bedroom count and smaller GLA. Close in condition, age and proximity. Located in cul-de-sac. Open floor plan and vaulted ceilings. Gardens in backyard. Wood siding exterior, tile roof, fireplace, patio, covered porch and wood board fencing. Tile kitchen counters, appliances and oak cabinets.
- Listing 3** Listing #: 21916354 Superior to the subject having pool, spa, larger garage size and larger lot size. Same age, similar condition and close proximity. In-ground pool and spa. Home has study/den in addition to bedrooms. Oversized side yard for a dog run. Newer carpets and laminate. Three car garage. Just blocks from a park and elementary school.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	800 Evans Road	330 Brians Ct	730 Evans Rd	1535 Dunn Ln
City, State	Dixon, CA	Dixon, CA	Dixon, CA	Dixon, CA
Zip Code	95620	95620	95620	95620
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 <sup>1</sup>	0.05 <sup>1</sup>	0.52 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$434,900	\$440,000	\$460,000
List Price \$	--	\$434,900	\$440,000	\$459,900
Sale Price \$	--	\$425,000	\$440,000	\$459,900
Type of Financing	--	Conventional	Arm	Conventional
Date of Sale	--	03/19/2019	07/25/2019	04/19/2019
DOM · Cumulative DOM	-- · --	26 · 60	19 · 48	72 · 147
Age (# of years)	24	24	23	29
Condition	Average	Average	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	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,676	1,589	1,676	1,633
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2 · 1
Total Room #	9	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 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	0.1148 acres	0.1607 acres	0.1148 acres	0.1607 acres
Other	--	\$2955 concession	--	\$5000 concession
Net Adjustment	--	-\$1,565	-\$500	-\$40,370
Adjusted Price	--	\$423,435	\$439,500	\$419,530

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Listing #: 21901443 Adjustments were made for the following differences: Concession -\$2955, Lot size -\$4590, Bedrooms \$10000, GLA \$3480 and Garage size/type -\$7500. Similar to the subject having smaller GLA and one less bedroom but larger lot size and larger garage size. Home with three bedrooms plus den located in a cul-de-sac. Living and dining room with two ceiling fans and fireplace. The kitchen has tile counter tops, black/white appliances and two french doors. The master bedroom has a ceiling fan with a walk-in closet. The master bath has dual sink vanity and shower. The back yard has potential boat/RV space and the patio features a pergola.
- Sold 2** Listing #: 21914550 Adjustments were made for the following differences: Age - \$500. Similar to the subject being a model match with same size lot, close in age, condition and proximity. Open floor plan features newly installed engineered hardwood floors, newer carpet in bedrooms, fresh interior and exterior paint. Kitchen island, family room with a wood burning fireplace and vaulted ceilings. Landscaped backyard. This home has its own laundry room, separate en-suite, a 2 car garage and solar panels on the roof that have been paid by seller.
- Sold 3** Listing #: 21901519 Adjustments were made for the following differences: Concession -\$5000, Lot size -\$4590, Condition - \$10000, Age \$2500, Bathrooms - \$2500, GLA \$1720, Garage size/type -\$7500, Pool \$1250 and Spa \$2500. Superior to the subject having larger bathroom count, larger garage size, pool, spa, sheds, larger lot size and better condition. Slightly smaller in GLA. Close in age and proximity. Three car garage, in-ground pool and spa. New vanity in master bedroom. Backs to open space with views. Remodeled kitchen with granite slab, glass front pantry storage, stainless steel GE Profile double ovens. Thermador hood. Gas range. Updated windows. Tile flooring and hardwood flooring. Remodeled bath(s), master suite upstairs and double room. RV parking. Concrete patios. Basketball area. Several storage sheds. Wood burning stove.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Listing Date: 05/02/18; List price \$425,000. Withdrawn from market on 10/08/18. Listing expired on 05/02/2019.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
05/02/2018	\$425,000	--	--	Withdrawn	10/08/2018	\$425,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$430,000	\$430,500
<b>Sales Price</b>	\$425,000	\$425,500
<b>30 Day Price</b>	\$395,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The price opinion analysis and conclusion was based on the comparison of sold comps 1, 2 and 3 which are all close in proximity, GLA, condition and age with similar styles in architecture and quality of construction. All are subject to the same marketing influences and trends. The most weight was placed on Sold #2, selling recently for \$440,000 similar to the subject being a model match with same size lot, close in age, condition and proximity. The price opinion for the subject property is \$425,000 based on normal marketing time.</p>		

## 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



Side



Street



Street

## Subject Photos



Other

## Listing Photos

**L1** 1895 Dorris Ct  
Dixon, CA 95620



Front

**L2** 1750 Wilson Ct  
Dixon, CA 95620



Front

**L3** 1575 Ferrero Dr  
Dixon, CA 95620



Front

## Sales Photos

**S1** 330 Brians Ct  
Dixon, CA 95620



Front

**S2** 730 Evans Rd  
Dixon, CA 95620



Front

**S3** 1535 Dunn Ln  
Dixon, CA 95620



Front

## ClearMaps Addendum

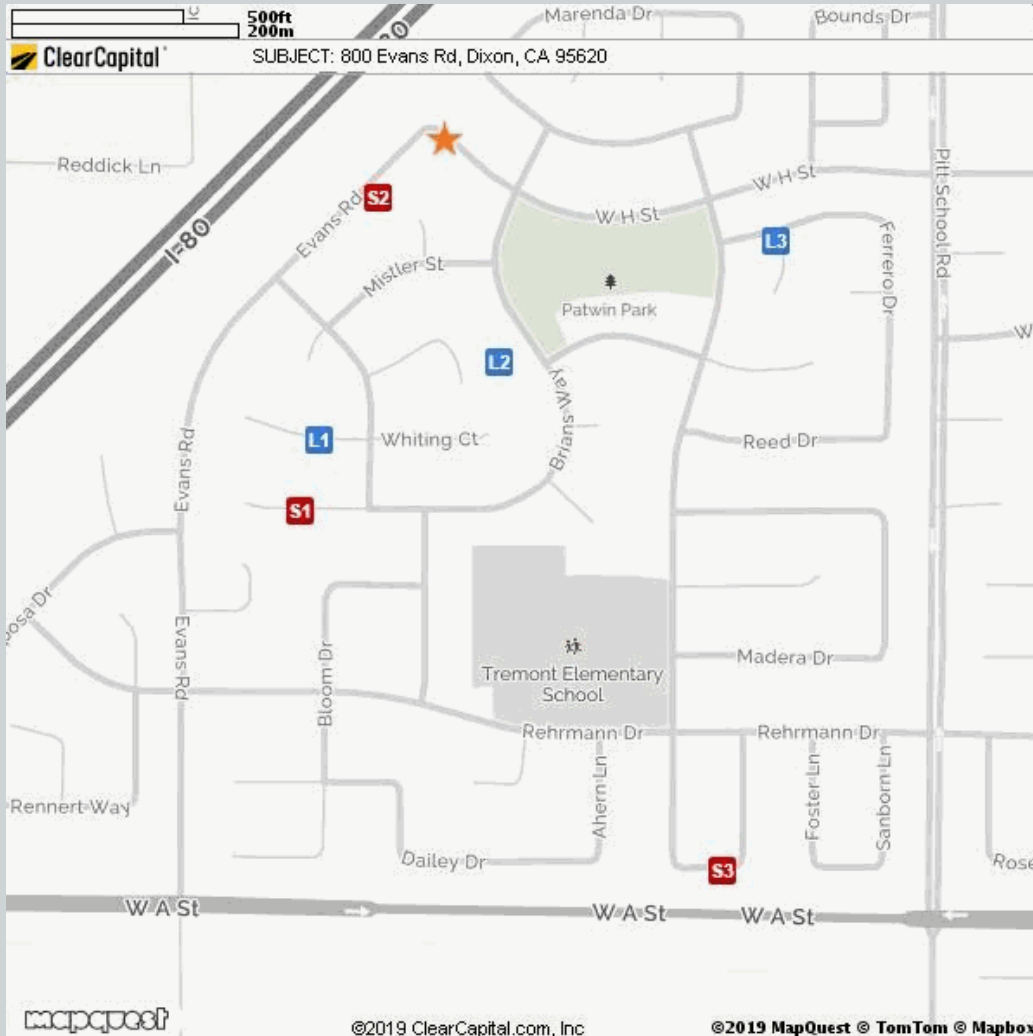
**Address** ★ 800 Evans Road, Dixon, CA 95620

**Loan Number** 38315

**Suggested List** \$430,000

**Suggested Repaired** \$430,500

**Sale** \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	800 Evans Rd, Dixon, CA	--	Parcel Match
L1 Listing 1	1895 Dorris Ct, Dixon, CA	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1750 Wilson Ct, Dixon, CA	0.15 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1575 Ferrero Dr, Dixon, CA	0.24 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	330 Brians Ct, Dixon, CA	0.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	730 Evans Rd, Dixon, CA	0.05 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1535 Dunn Ln, Dixon, CA	0.52 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Matthew Clark	<b>Company/Brokerage</b>	California Homes & Ranches, Inc.
<b>License No</b>	01268865	<b>Address</b>	340 Azalea Way Vacaville CA 95688
<b>License Expiration</b>	11/03/2021	<b>License State</b>	CA
<b>Phone</b>	7074476138	<b>Email</b>	matthew_l_clark@yahoo.com
<b>Broker Distance to Subject</b>	10.80 miles	<b>Date Signed</b>	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.**