

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	218 A Street, Empire, CA 95319	Order ID	6301881	Property ID	27129857
Inspection Date	08/25/2019	Date of Report	08/26/2019		
Loan Number	38383	APN	133-007-004-000		
Borrower Name	Catamount Properties 2018 LLC	County	Stanislaus		

Tracking IDs

Order Tracking ID	CITL_BPO_08.23.19	Tracking ID 1	CITL_BPO_08.23.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	VILLA CATHERINE	Condition Comments	
R. E. Taxes	\$168,129	Subject appears to be in Average condition, no visible damages and no upgrades have been made.	
Assessed Value	\$168,129		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Comps selected for this report are all settled properties within the subjects market considered to be the best available at the time of the inspection and good indicators of market value. Note that overall market Condition has been taken into account in arriving at final opinion of value. Current recent sales, under contract sales and active listings have been considered.	
Sales Prices in this Neighborhood	Low: \$132,000 High: \$377,900		
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	218 A Street	2019 Moran Ave	327 S Abbie St	221 Phoenix Ave
City, State	Empire, CA	Modesto, CA	Empire, CA	Modesto, CA
Zip Code	95319	95354	95319	95354
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.93 ¹	0.70 ¹	2.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$275,000	\$324,900
List Price \$	--	\$279,900	\$275,000	\$324,900
Original List Date		04/15/2019	05/20/2019	08/02/2019
DOM · Cumulative DOM	-- · --	123 · 133	8 · 98	5 · 24
Age (# of years)	69	54	69	71
Condition	Average	Average	Good	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	1,589	1,628	1,266	1,250
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	2 · 1	4 · 2
Total Room #	8	6	5	7
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.19 acres	0.95 acres	0.17 acres
Other	None	Fireplace	Fireplace,porch patio Fence	Fireplace,porch,patio,Fence

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Similar in Full Bath, Sqft. Superior in Year, Garage. Inferior in Lot Size, Bed Room. List 1: Lot Size: \$550; Year: -\$1,500; Bed Room: \$2,000; Sqft: -\$2,423; Garage: -\$1,000; Amenities -\$500; Total: -\$2,873

Listing 2 Similar in Year. Superior in Lot Size, Garage. Inferior in Bed Room, Full Bath, Sqft. List 2: Lot Size: -\$3,250; Bed Room: \$4,000; Full Bath: \$1,000; Sqft: \$20,071; Garage: -\$1,000; Condition -\$5,000; Amenities -\$1,000; Total: \$14,821

Listing 3 Similar in Year, Bed Room, Full Bath. Inferior in Lot Size, Sqft, Garage. List 3: Lot Size: \$650; Year: \$200; Sqft: \$21,065; Garage: \$1,000; Amenities -\$1,500; Total: \$21,415

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	218 A Street	2037 Shaw Ave	3020 Fredricksburg Way	501 E St
City, State	Empire, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95319	95354	95355	95357
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.88 ¹	1.98 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$274,990	\$295,000	\$259,990
List Price \$	--	\$274,990	\$295,000	\$259,990
Sale Price \$	--	\$274,000	\$295,000	\$257,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	04/09/2019	04/17/2019	04/29/2019
DOM · Cumulative DOM	-- · --	11 · 49	7 · 44	17 · 38
Age (# of years)	69	56	53	52
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	1,589	1,190	1,569	1,465
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2 · 1
Total Room #	8	6	6	9
Garage (Style/Stalls)	Attached 1 Car	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	--	--	Pool - Yes	--
Lot Size	0.30 acres	0.14 acres	0.22 acres	0.15 acres
Other	None	Fireplace,Fence,Patio	Fireplace,Fence,Patio	Fireplace,Fence,Patio
Net Adjustment	--	+\$23,793	-\$5,457	+\$3,755
Adjusted Price	--	\$297,793	\$289,543	\$260,755

* 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** Similar in Full Bath. Superior in Year, Garage. Inferior in Lot Size, Bed Room, Sqft. Sale 1: Lot Size: \$800; Year: -\$1,300; Bed Room: \$2,000; Sqft: \$24,793; Garage: -\$1,000; Amenities -\$1,500; Total: \$23,793
- Sold 2** Similar in Full Bath, Sqft. Superior in Year, Garage. Inferior in Lot Size, Bed Room. Sale 2: Lot Size: \$400; Year: -\$1,600; Bed Room: \$2,000; Sqft: \$1,243; Garage: -\$1,000; Pool: -\$5,000; Amenities -\$1,500; Total: -\$5,457
- Sold 3** Similar in Bed Room, Full Bath. Superior in Year, Garage. Inferior in Lot Size, Sqft. Sale 3: Lot Size: \$750; Year: -\$1,700; Half Bath: -\$500; Sqft: \$7,705; Garage: -\$1,000; Amenities -\$1,500; Total: \$3,755

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		There is no Listing or Sales recently in 12 Months.					
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	\$297,000	\$297,000
Sales Price	\$283,000	\$283,000
30 Day Price	\$269,000	--
Comments Regarding Pricing Strategy		
<p>The value of the subject is in line with the current market trends. The comps used in this report strongly support the subject value. The value is well bracketed by the Sold comps to arrive at a value that the subject can successfully be sold for. The subject property is an SFD and is located in the Stanislaus county. The exterior of the subject appeared to be in average condition. Therefore, it is estimated that the subject is in average condition overall. There were too less similar comparables to match the Subject amenities in the Subject immediate neighborhood. Hence, have expanded the search up to 3 mile radius. But, in 3 miles also very few similar comparables found to match subject condition and other amenities, going further to search similar condition comparables will give us a different market picture. Hence, have used these comparables. Few of the comparables used in this report are superior/inferior to the subject in terms of condition. Necessary adjustments are made to the final value to compensate the difference in condition. Comparables used in this report are the best available at the time of inspection and represent immediate market scenario.</p>		

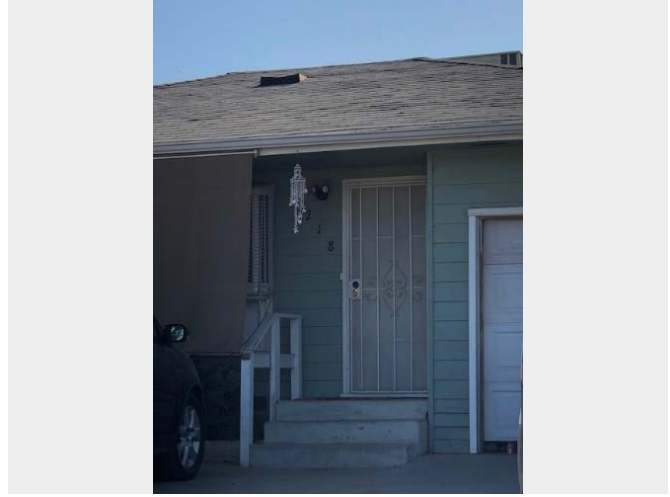
Clear Capital Quality Assurance Comments Addendum

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 2019 Moran Ave
Modesto, CA 95354



Front

L2 327 S Abbie St
Empire, CA 95319



Front

L3 221 Phoenix Ave
Modesto, CA 95354



Front

Sales Photos

S1 2037 Shaw Ave
Modesto, CA 95354



Front

S2 3020 Fredricksburg Way
Modesto, CA 95355



Front

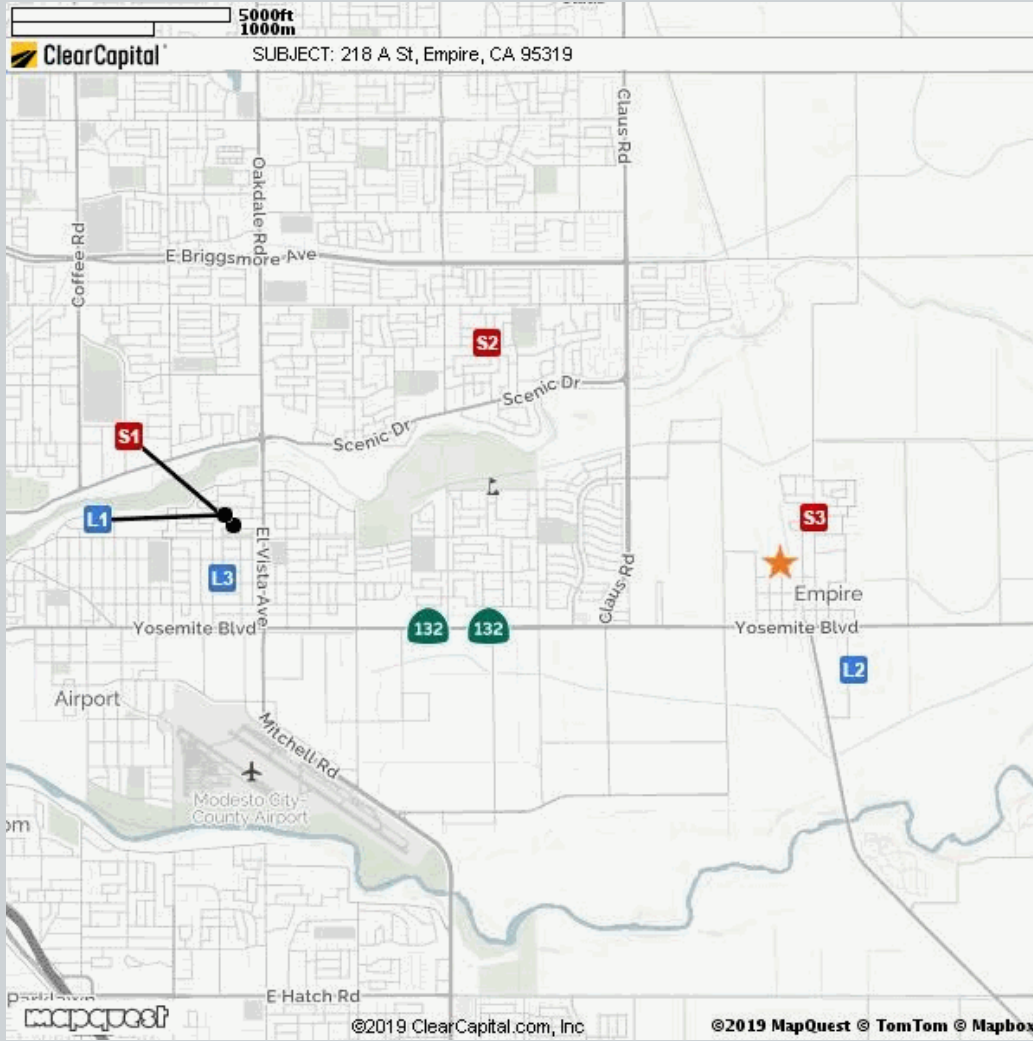
S3 501 E St
Modesto, CA 95357



Front

ClearMaps Addendum

Address ★ 218 A Street, Empire, CA 95319
Loan Number 38383 **Suggested List** \$297,000 **Suggested Repaired** \$297,000 **Sale** \$283,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	218 A St, Empire, CA	--	Parcel Match
L1 Listing 1	2019 Moran Ave, Modesto, CA	2.93 Miles ¹	Parcel Match
L2 Listing 2	327 S Abbie St, Empire, CA	0.70 Miles ¹	Parcel Match
L3 Listing 3	221 Phoenix Ave, Modesto, CA	2.99 Miles ¹	Parcel Match
S1 Sold 1	2037 Shaw Ave, Modesto, CA	2.88 Miles ¹	Parcel Match
S2 Sold 2	3020 Fredricksburg Way, Modesto, CA	1.98 Miles ¹	Parcel Match
S3 Sold 3	501 E St, Modesto, CA	0.36 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.

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 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.

Report Instructions - cont.

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	Radni Youkhaneh	Company/Brokerage	HOMESMART PV & ASSOCIATES
License No	01296782	Address	2709 Stuyvesant Cir Modesto CA 95356
License Expiration	11/03/2022	License State	CA
Phone	2096028719	Email	radni.kw@gmail.com
Broker Distance to Subject	8.32 miles	Date Signed	08/26/2019

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.