

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>	3837 Jasper Street, Selma, CA 93662	<b>Order ID</b>	6422159	<b>Property ID</b>	27544230
<b>Inspection Date</b>	11/20/2019	<b>Date of Report</b>	11/20/2019		
<b>Loan Number</b>	38413	<b>APN</b>	358-290-02S		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Fresno		

**Tracking IDs**

<b>Order Tracking ID</b>	CITL_BPO_11.19.19	<b>Tracking ID 1</b>	CITL_BPO_11.19.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties 2018 Llc	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,108	From exterior inspection subject property appears to be in acceptable condition with the exception of the landscape that needs to be updated, but since this is not and "Safety" issue we have not listed as a repair item.	
<b>Assessed Value</b>	\$108,829		
<b>Zoning Classification</b>	R1 - SFR		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject property immediate neighborhood are of single family residence properties that appear to be mostly owner occupied with a good amouynt of rental properties on the North end of the City of Selma. There are some signs of graffiti in the immediate neighborhood. There is easy access to major streets, highways, schools, shopping, etc.	
<b>Sales Prices in this Neighborhood</b>	Low: \$135,000 High: \$229,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	3837 Jasper Street	2440 Hicks Street	2552 Aspen Street	8716 E Khan Street
<b>City, State</b>	Selma, CA	Selma, CA	Selma, CA	Selma, CA
<b>Zip Code</b>	93662	93662	93662	93662
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.71 <sup>1</sup>	0.67 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$238,000	\$218,000	\$219,000
<b>List Price \$</b>	--	\$238,000	\$215,000	\$219,000
<b>Original List Date</b>		09/25/2019	08/23/2019	10/23/2019
<b>DOM · Cumulative DOM</b>	-- · --	15 · 56	49 · 89	6 · 28
<b>Age (# of years)</b>	56	43	45	60
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,148	1,334	1,118	1,320
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	3 · 2	3 · 1
<b>Total Room #</b>	5	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.25 acres	0.20 acres	0.16 acres	0.22 acres
<b>Other</b>	Fireplace	Fireplace	--	Fireplace

\* Listing 2 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.

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

**Listing 1** Traditional sale property that is "Move in ready". Fireplace in living room. Laundry in garage. Covered patio and separate pergola.

**Listing 2** Traditional sale property that is "Move in ready". "Recently updated" with newer flooring throughout. Newer kitchen cabinets and granite counter tops. Fresh interior and exterior paint. Newer dual pane windows. Newer heater and cooling. Inside laundry. One (1) car attached garage.

**Listing 3** Traditional sale property with fireplace in living room. Newer kitchen cabinets, granite counter tops and appliances. Newer flowering throughout. Fresh interior and exterior paint. Newer dual pane windows. Newer HVAC. Inside laundry.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	3837 Jasper Street	2135 Dennis Drive	2128 Aspen Street	2552 Lewis Street
<b>City, State</b>	Selma, CA	Selma, CA	Selma, CA	Selma, CA
<b>Zip Code</b>	93662	93662	93662	93662
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.80 <sup>1</sup>	0.82 <sup>1</sup>	0.61 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$179,900	\$175,000	\$210,000
<b>List Price \$</b>	--	\$179,900	\$175,000	\$210,000
<b>Sale Price \$</b>	--	\$179,900	\$185,000	\$212,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	11/15/2019	06/25/2019	07/05/2019
<b>DOM · Cumulative DOM</b>	-- · --	7 · 80	5 · 39	21 · 101
<b>Age (# of years)</b>	56	63	64	42
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,148	1,074	1,045	1,080
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	3 · 1	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Carport 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.25 acres	0.14 acres	0.14 acres	0.16 acres
<b>Other</b>	Fireplace	--	Fireplace	--
<b>Net Adjustment</b>	--	+\$3,672	+\$1,016	+\$1,931
<b>Adjusted Price</b>	--	\$183,572	\$186,016	\$213,931

\* Sold 3 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** Traditional sale property that is "Move in ready". Newer carpeting and fresh paint throughout. Laundry in garage.. Open patio. Adjustments for fireplace (1500) plus difference in house (1073) and lot (5099) minus 1 car garage parking space (1500) and 1 bathroom (2500).
- Sold 2** Traditional sale "Well kept" property. Seller paid \$5,577.36 buyer concessions. Fireplace in living room. Newer flooring (2017). Newer water heater. Fresh paint. Electrical and plumbing have been updated (2019). Laundry in carport. Covered patio. Adjustments for difference in house (1494) and lot (5099) minus seller paid buyer concessions (5577).
- Sold 3** Traditional sale property. Seller paid \$2,000.00 buyer concessions. Newer flooring. Fresh paint throughout. Newer dual pane windows. Newer granite counter tops and appliances. Laundry in garage. Adjustments for fireplace (1500) plus difference in house (986) and lot (3945) square footage minus seller paid buyer concessions (2000) and 1 bathroom (2500).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Fresno County Tax Records shows subject property last "Sale/Transfer" to have been 08/06/2019 for \$64,500 with current owner to be Catamount Properties 2018 Llc with prior sale to Antonio Escobedo on 05/05/2000 for \$79,500.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$189,900	\$189,900
<b>Sales Price</b>	\$185,000	\$185,000
<b>30 Day Price</b>	\$175,000	--
<b>Comments Regarding Pricing Strategy</b>		
Due to location of subject property, year built, house square footage, bedrooms, bathrooms and lot size all comps considered are with 1 mile, but necessary to expand year built to 15 +/- years, house square footage to 25% +/- sq. ft. and sold comps back 12 months. Market in this are has been fairly stable over the last 12 months.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The report is well supported. The broker has supplied good comps considering the market area and comp availability.

## Subject Photos



Front



Front



Front



Front



Front



Front

## Subject Photos



Front



Address Verification



Side



Side



Side



Side



## Subject Photos



Back



Back



Street



Street



Street



Street

## Subject Photos



Garage



Other



Other



Other



Other



Other

# DRIVE-BY BPO

by ClearCapital

3837 Jasper St  
Selma, CA 93662

38413  
Loan Number

\$185,000  
● As-Is Value

## Subject Photos



Other



Other



Other



Other



Other

## Listing Photos

**L1** 2440 Hicks Street  
Selma, CA 93662



Front

**L2** 2552 Aspen Street  
Selma, CA 93662



Front

**L3** 8716 E Khan Street  
Selma, CA 93662



Front

## Sales Photos

**S1** 2135 Dennis Drive  
Selma, CA 93662



Front

**S2** 2128 Aspen Street  
Selma, CA 93662



Front

**S3** 2552 Lewis Street  
Selma, CA 93662



Front

## ClearMaps Addendum

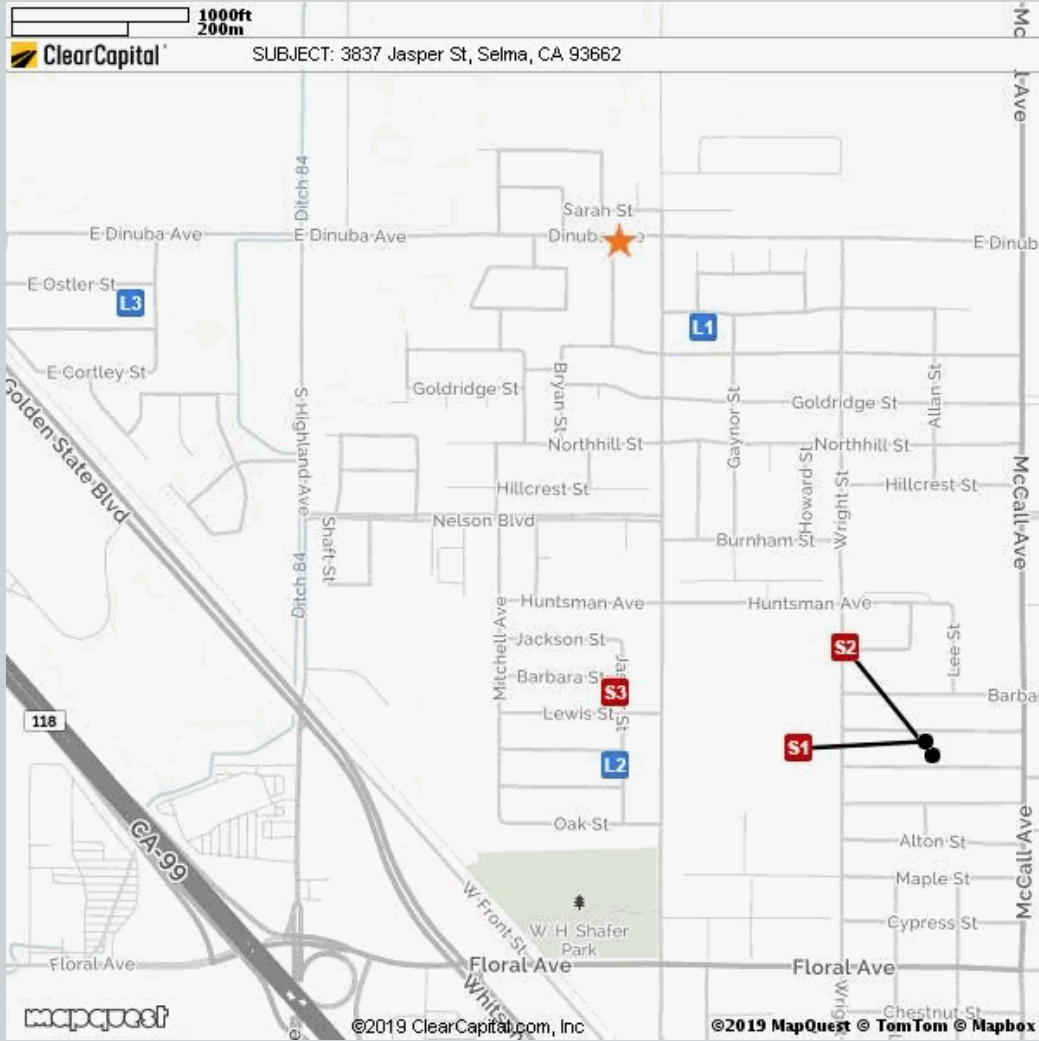
**Address** ★ 3837 Jasper Street, Selma, CA 93662

**Loan Number** 38413

**Suggested List** \$189,900

**Suggested Repaired** \$189,900

**Sale** \$185,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3837 Jasper St, Selma, CA	--	Parcel Match
L1	2440 Hicks Street, Selma, CA	0.17 Miles <sup>1</sup>	Parcel Match
L2	2552 Aspen Street, Selma, CA	0.71 Miles <sup>1</sup>	Parcel Match
L3	8716 E Khan Street, Selma, CA	0.67 Miles <sup>1</sup>	Parcel Match
S1	2135 Dennis Drive, Selma, CA	0.80 Miles <sup>1</sup>	Parcel Match
S2	2128 Aspen Street, Selma, CA	0.82 Miles <sup>1</sup>	Parcel Match
S3	2552 Lewis Street, Selma, CA	0.61 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! \*\*\*

\*\* Customer Supplied Information: Photos must reflect physical property address \*\*

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.



## Report Instructions - cont.

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.

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>	Richard Bird	<b>Company/Brokerage</b>	Modern Broker, Inc.
<b>License No</b>	01779518	<b>Address</b>	1126 N. Bollinger Ct Visalia CA 93291
<b>License Expiration</b>	09/28/2022	<b>License State</b>	CA
<b>Phone</b>	5596350200	<b>Email</b>	r.bird@comcast.net
<b>Broker Distance to Subject</b>	23.39 miles	<b>Date Signed</b>	11/20/2019

*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.**