

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>	818 Hemlock Avenue, Imperial Beach, CA 91932	<b>Order ID</b>	6301881	<b>Property ID</b>	27129832
<b>Inspection Date</b>	08/24/2019	<b>Date of Report</b>	08/25/2019		
<b>Loan Number</b>	38443	<b>APN</b>	632-301-11-00		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Diego		

### Tracking IDs

<b>Order Tracking ID</b>	CITL_BPO_08.23.19	<b>Tracking ID 1</b>	CITL_BPO_08.23.19
<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>	\$5,630	Subject is in average condition and has been well maintained.	
<b>Assessed Value</b>	\$44,041		
<b>Zoning Classification</b>	r1		
<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>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject is located close to schools, shopping and freeway access.	
<b>Sales Prices in this Neighborhood</b>	Low: \$500,000 High: \$600,000		
<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
Street Address	818 Hemlock Avenue	948 Emory St	1352 Elm Avenue	1544 Jason
City, State	Imperial Beach, CA	Imperial Beach, CA	Imperial Beach, CA	Imperial Beach, CA
Zip Code	91932	91932	91932	91932
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 <sup>1</sup>	1.00 <sup>1</sup>	0.92 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$550,000	\$575,000	\$549,900
List Price \$	--	\$550,000	\$575,000	\$549,900
Original List Date		08/01/2019	07/12/2019	08/02/2019
DOM · Cumulative DOM	-- · --	22 · 24	3 · 44	14 · 23
Age (# of years)	59	26	13	55
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 contemp	2 Stories contemp	2 Stories contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	1,690	1,572	1,633	1,562
Bdrm · Bths · ½ Bths	4 · 2	3 · 2 · 1	3 · 2 · 1	4 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.13 acres	.15 acres	.13 acres
Other	--	--	--	--

\* 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** Equal in appeal of style, quality, exterior features and general likeness.

**Listing 2** Equal in style, general appearance and quality of construction and landscaping.

**Listing 3** Equal in landscaping, neighborhood likeness, and general location near shopping.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	818 Hemlock Avenue	832 Georgia	1034 Holly Ave	1025 Hemlock Ave
City, State	Imperial Beach, CA	Imperial Beach, CA	Imperial Beach, CA	Imperial Beach, CA
Zip Code	91932	91932	91932	91932
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.01 <sup>1</sup>	0.35 <sup>1</sup>	0.32 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$535,000	\$569,500	\$547,750
List Price \$	--	\$535,000	\$542,800	\$547,750
Sale Price \$	--	\$530,000	\$542,900	\$535,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	02/12/2019	09/28/2018	05/14/2019
DOM · Cumulative DOM	-- · --	60 · 108	108 · 127	39 · 64
Age (# of years)	59	11	60	60
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 contemp	2 Stories contemp	1 Story contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	1,690	1,786	1,533	1,403
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	4 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.15 acres	.13 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$7,380	+\$6,710	+\$10,610
Adjusted Price	--	\$522,620	\$549,610	\$545,610

\* Sold 1 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.

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** bth -500 age -4000 sz -2880 Equal in general condition with similar upkeep and appearance and likeness.

**Sold 2** sz 4710 grg 2000 Equal in location, near to schools and shopping and homes of similar age, style and cond

**Sold 3** sz 8610 grg 2000 Similar amenities like fenced yard, landscaped, similar appliances of equal quality

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			none				
<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>	1						
<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>
02/26/2019	\$649,000	08/13/2019	\$599,900	Pending/Contract	08/09/2019	\$527,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$549,900	\$549,900
<b>Sales Price</b>	\$540,000	\$540,000
<b>30 Day Price</b>	\$530,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>It was necessary to extend search parameters in order to find the most comparable listings. There is an inventory shortage. All comparables are taken from similar neighborhoods. Subject property is noted to be in average condition from the exterior and is located in a residential area of similar homes with no adverse external influences noticed. I went back 12 months, out in distance 2 miles, and even with relaxing gls search criteria I was unable to find any comps which fit the requirements. Within 2 miles and back 12 months I found 10 comps of which I could only use 3 due to lot size factors. The ones used are the best possible currently available comps within 2 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</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



Street

## Listing Photos

**L1** 948 Emory St  
Imperial Beach, CA 91932



Front

**L2** 1352 Elm Avenue  
Imperial Beach, CA 91932



Front

**L3** 1544 Jason  
Imperial Beach, CA 91932



Front

## Sales Photos

**S1** 832 Georgia  
Imperial Beach, CA 91932



Front

**S2** 1034 Holly Ave  
Imperial Beach, CA 91932



Front

**S3** 1025 Hemlock Ave  
Imperial Beach, CA 91932



Front



## ClearMaps Addendum

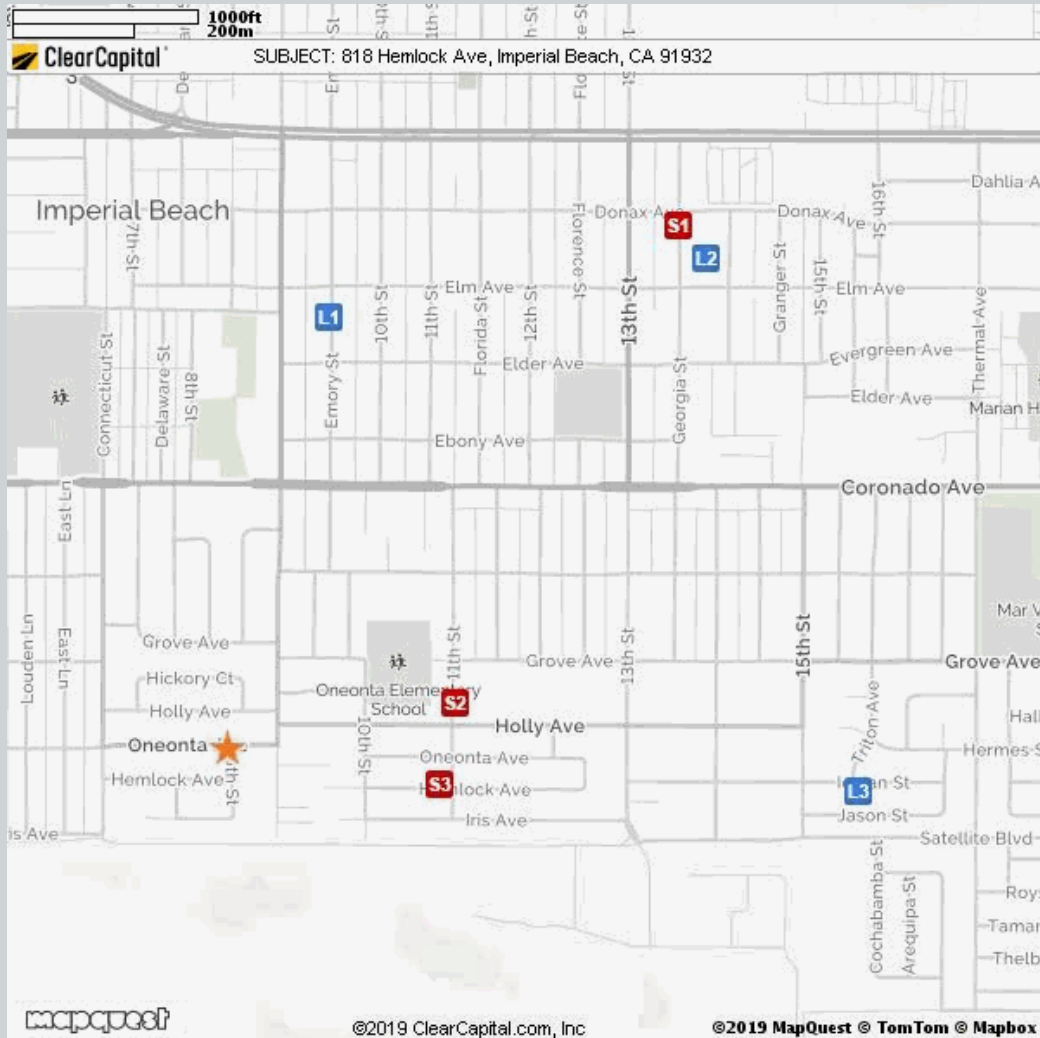
**Address** ★ 818 Hemlock Avenue, Imperial Beach, CA 91932

**Loan Number** 38443

**Suggested List** \$549,900

**Suggested Repaired** \$549,900

**Sale** \$540,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	818 Hemlock Ave, Imperial Beach, CA	--	Parcel Match
L1	948 Emory St, Imperial Beach, CA	0.65 Miles <sup>1</sup>	Parcel Match
L2	1352 Elm Avenue, Imperial Beach, CA	1.00 Miles <sup>1</sup>	Parcel Match
L3	1544 Jason, Imperial Beach, CA	0.92 Miles <sup>1</sup>	Parcel Match
S1	832 Georgia, Imperial Beach, CA	1.01 Miles <sup>1</sup>	Parcel Match
S2	1034 Holly Ave, Imperial Beach, CA	0.35 Miles <sup>1</sup>	Parcel Match
S3	1025 Hemlock Ave, Imperial Beach, CA	0.32 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.

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

<b>Broker Name</b>	Larry Barnhart	<b>Company/Brokerage</b>	Realty Source
<b>License No</b>	01895846	<b>Address</b>	625 Windsor Circle chula vista CA 91910
<b>License Expiration</b>	03/10/2023	<b>License State</b>	CA
<b>Phone</b>	7606876210	<b>Email</b>	bpobarnhart@gmail.com
<b>Broker Distance to Subject</b>	5.88 miles	<b>Date Signed</b>	08/25/2019

*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.**