

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	125 S Taylor Street, Hemet, CA 92543	Order ID	6875889	Property ID	28914471
Inspection Date	10/08/2020	Date of Report	10/13/2020		
Loan Number	38451	APN	443-293-017		
Borrower Name	Catamount Properties 2018 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	1007BPO_BulkUpdate	Tracking ID 1	1007BPO_BulkUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	catamount properties	Condition Comments Property has suffered a fire recently. Has all windows boarded and roof is exposed. Conforms to area in amenities
R. E. Taxes	\$1,124	
Assessed Value	\$58,542	
Zoning Classification	R2	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(there was a fire windows boarded)		
Ownership Type	Fee Simple	
Property Condition	Poor	
Estimated Exterior Repair Cost	\$19,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$19,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Established area if mixed use and amenities. Has established schools and parks. Desirable to first time buyers and investors to rent or flip
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$262,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	125 S Taylor Street	43911 State Highway 74	933 E Acacia Ave	615 Calhoun Pl
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92543	92544	92543	92543
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.99 ¹	0.26 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$175,000	\$249,900	\$270,000
List Price \$	--	\$169,900	\$249,900	\$260,000
Original List Date		09/11/2020	10/05/2020	09/02/2020
DOM · Cumulative DOM	-- · --	32 · 32	4 · 8	18 · 41
Age (# of years)	79	92	66	79
Condition	Poor	Poor	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 ; Mountain	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Comtemporary	1 Story Contemporary	1 Story Contemporary	1 Story Comtemporary
# Units	1	1	1	1
Living Sq. Feet	1,026	1,186	900	1,408
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 1	4 · 3
Total Room #	4	6	5	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	.16 acres	.18 acres	.14 acres
Other	Unknown	Unknown	Unknown	Unknown

* 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 Need work fixer. Has 1 more bedroom / bath -4000 and smaller lot +3000 and no garage +6000 and older -6000 superior

Listing 2 Still active listing with no price change. Has 1 more bedroom -2000 and smaller square feet +1000 and newer +3500 and 1 less garage +3000 inferior

Listing 3 Pending sale at lower than original list price. Has 2 more bedroom/ 2 more baths -4000 and larger square fee -2500 and smaller lot +5000 and rest of amenities and area superior

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	125 S Taylor Street	621 W Latham Ave	40400 Melrose Ave	145 S Santa Fe St
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92543	92543	92544	92543
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	0.49 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$140,000	\$258,000	\$255,000
List Price \$	--	\$140,000	\$258,000	\$255,000
Sale Price \$	--	\$140,000	\$258,000	\$261,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	05/22/2020	06/26/2020	06/11/2020
DOM · Cumulative DOM	-- · --	3 · 191	14 · 56	5 · 42
Age (# of years)	79	63	57	58
Condition	Poor	Fair	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 Comtemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,026	1,237	1,072	988
Bdrm · Bths · ½ Bths	2 · 1	4 · 1 · 1	2 · 2	3 · 1
Total Room #	4	7	5	5
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	.19 acres	.24 acres	.17 acres	.15 acres
Other	Unknown	Unknown	Unknown	Unknown
Net Adjustment	--	-\$8,000	+\$3,000	+\$8,000
Adjusted Price	--	\$132,000	\$261,000	\$269,000

* 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** Fair condition with some rooms not permitted and fixer. Has larger lot -5000 and larger square feet -2000 and 1 more bedroom/1 more bath -6000. older +5000 superior
- Sold 2** Sold at list price and paid closing cost -2000. Has smaller lot +2000 and 1 more bath -2000 and newer +5000 interior
- Sold 3** Sold FHA over list price and no closing cost paid. Has 1 more bedroom -2000 and smaller lot +5000 and newer +5000 rest of amenities inferior

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Nothing since sale 1/6/2012			
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	\$175,000	\$213,000
Sales Price	\$174,900	\$210,000
30 Day Price	\$169,900	--
Comments Regarding Pricing Strategy		
<p>There are still REO and short sales in this county, but these types of sales are not the drive of market pricing at this time. The market has seen some slowing due to the pandemic that is currently affecting our state. Properties are still selling and sellers are starting to reduce pricing and help sellers with closing costs. Interest rates are at an all-time low. This county is still the highest unemployment and foreclosure rate. Property has had a fire not sure of how bad the damage is on interior, recommend an interior inspection. Estimated the repairs I could see roof, smoke coming out of structure. Have a value of current condition. Went out 5 miles and back 10 months could not find similar condition with a fire but found some comps to justify lower price at the time. there is no other comps that show the condition of the subject with in 5 miles or 1 year. The market is doing ok this area with lower interest rates properties are getting multiple offers. Agent are trying the market with higher. list pricing and hoping for multiple offers. These are good comps for the area at this time</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the current condition of the subject. The subject has been damage by a fire and has significant repairs needed. The prior report indicated the subject is in average condition and therefore was supported with superior condition comps. The current condition of the subject is poor and is supported with a similar condition comp.

Subject Photos



Front



Address Verification



Side



Side



Street



Other

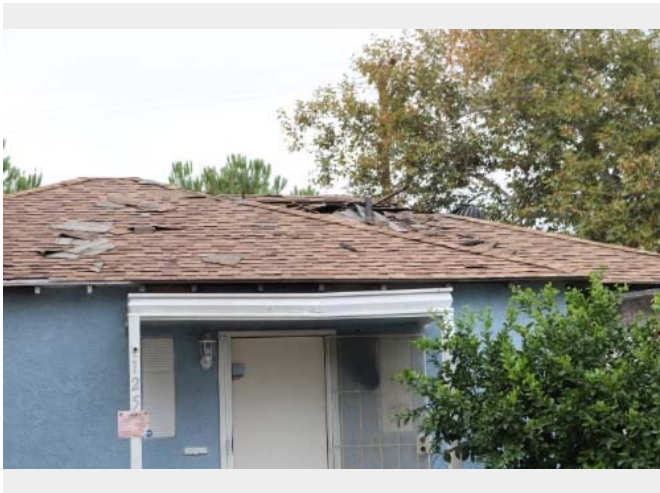
Subject Photos



Other



Other



Other

Listing Photos

L1 43911 state Highway 74
Hemet, CA 92544



Front

L2 933 E Acacia Ave
Hemet, CA 92543



Front

L3 615 Calhoun Pl
Hemet, CA 92543



Front

Sales Photos

S1 621 W Latham Ave
Hemet, CA 92543



Front

S2 40400 Melrose Ave
Hemet, CA 92544



Front

S3 145 S Santa Fe St
Hemet, CA 92543



Front

ClearMaps Addendum

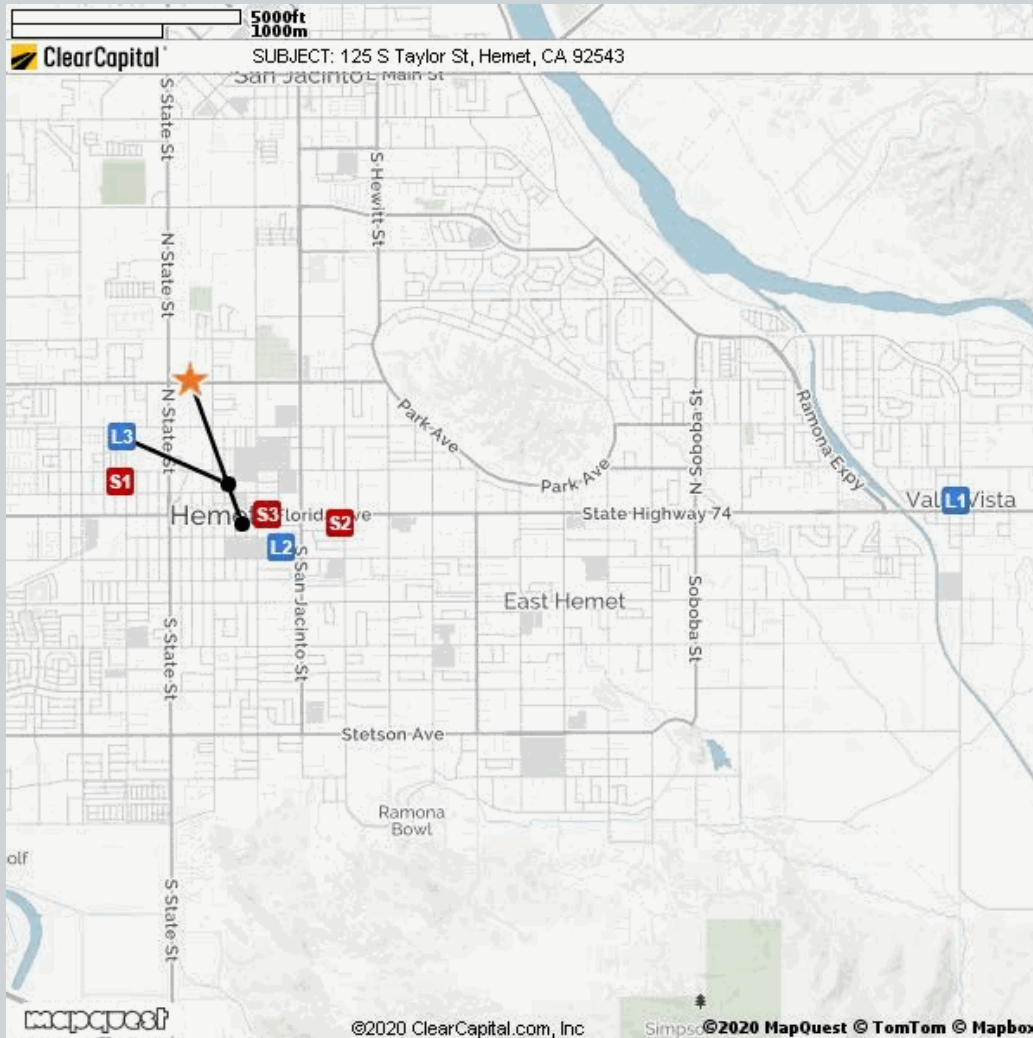
Address ★ 125 S Taylor Street, Hemet, CA 92543

Loan Number 38451

Suggested List \$175,000

Suggested Repaired \$213,000

Sale \$174,900



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	125 S Taylor Street, Hemet, CA 92543	--	Parcel Match
L1 Listing 1	43911 State Highway 74, Hemet, CA 92544	3.99 Miles ¹	Parcel Match
L2 Listing 2	933 E Acacia Ave, Hemet, CA 92543	0.26 Miles ¹	Parcel Match
L3 Listing 3	615 Calhoun Pl, Hemet, CA 92543	0.24 Miles ¹	Parcel Match
S1 Sold 1	621 W Latham Ave, Hemet, CA 92543	0.79 Miles ¹	Parcel Match
S2 Sold 2	40400 Melrose Ave, Hemet, CA 92544	0.49 Miles ¹	Parcel Match
S3 Sold 3	145 S Santa Fe St, Hemet, CA 92543	0.07 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	Beverly / Ruth Shan	Company/Brokerage	A Team Realty
License No	00852636	Address	1062 Silver dust tr Hemet CA 92545
License Expiration	05/31/2024	License State	CA
Phone	7148657008	Email	ateamrealty5@gmail.com
Broker Distance to Subject	2.96 miles	Date Signed	10/13/2020

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.