

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	1554 Firestone Drive, Tulare, CA 93274	Order ID	6289116	Property ID	27060821
Inspection Date	08/15/2019	Date of Report	08/16/2019		
Loan Number	38502	APN	149310016000		
Borrower Name	Catamount Properties 2018 LLC	County	Tulare		

Tracking IDs

Order Tracking ID	CITL_BPO_08.15.19	Tracking ID 1	CITL_BPO_08.15.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Amanda Day	Condition Comments no glaring defects no deferred maintenance seen on drive by.
R. E. Taxes	\$2,383	
Assessed Value	\$184,000	
Zoning Classification	R16	
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	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments NO commercial or industrial influences . Some reo activity some short sale activity but no predominate and no board up homes in neighborhood. Sought after master community near schools shopping and park.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$400,000	
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	1554 Firestone Drive	1909 Roussanne Ave	1983 Solaria St	1712 Arneis Ave
City, State	Tulare, CA	Tulare, CA	Tulare, CA	Tulare, CA
Zip Code	93274	93274	93274	93274
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	0.52 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$254,000	\$269,000
List Price \$	--	\$239,900	\$254,000	\$259,000
Original List Date		08/08/2019	07/11/2019	06/19/2019
DOM · Cumulative DOM	-- · --	4 · 8	11 · 36	49 · 58
Age (# of years)	13	11	13	14
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,362	1,415	1,350	1,570
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	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	--	--
Lot Size	.15 acres	.14 acres	.20 acres	.16 acres
Other	fence f, p patio	fence patio	fence patio	fence patio f, p

* 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.

Current Listings - Cont.

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

- Listing 1** Corner lot located in one of Tulare's best school districts! This 3 bedroom/2 bath family home in Del Lago features updated flooring, custom paint, high ceilings, and functional floor plan! Thoughtful design details include a copper sink in the hall bathroom and natural light pouring in from every window. Retreat to your master bedroom with large sliding glass doors out to the back patio which extends the length of the house! The saltwater above-ground pool is just what you need to cool off on these scorching summer days, without the hassle and maintenance of a permanent pool. Multiple fruit trees and landscape design details adorn the back yard. This is a great family home in a highly sought-after neighborhood!
- Listing 2** Super Cute 3 Bedroom 2 Bath, Almost 1400sq. ft. this home would make a Great Starter home in one of the most Desirable Del Lago Community, Large Backyard with Shed, also large Cement Pad for a Beautiful Patio, Double Sink in Master Bath, walkin Closet also Indoor laundry with Cabinets Beautifully Landscaped Front and Backyard
- Listing 3** Fabulous Opportunity to own a Previous Model Home, in our most Desirable Paseo Del Lago Neighborhood, Move-in ready 1570 sq. ft. The 3rd bedroom was converted into a Den, Den includes built-in Media Center with Surround Sound, Fireplace in Living Room, Home is Beautifully Tiled, Clean Capet in Bedroom, Beautiful Fresh Painted Cabinets, Large Master Bedroom with French Doors, Large walk-in Closet, Backyard has Extra Cement, Young Fruit Trees, Peach, Lemon, Fig and Pomegranate also Block Wall Major Plus, 3 Car Garage

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1554 Firestone Drive	1974 Solaria St	1902 Amarone Ave	1933 Amarone Ave
City, State	Tulare, CA	Tulare, CA	Tulare, CA	Tulare, CA
Zip Code	93274	93274	93274	93274
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.83 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,000	\$239,900	\$240,000
List Price \$	--	\$269,000	\$234,900	\$236,000
Sale Price \$	--	\$269,100	\$238,000	\$236,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	06/14/2019	04/04/2019	04/01/2019
DOM · Cumulative DOM	-- · --	5 · 57	27 · 56	70 · 112
Age (# of years)	13	12	10	10
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,362	1,362	1,415	1,417
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	--	Pool - Yes	--	--
Lot Size	.15 acres	.18 acres	.15 acres	.16 acres
Other	fence f, p patio	fence patio	fence patio	fence patio
Net Adjustment	--	-\$14,000	\$0	\$0
Adjusted Price	--	\$255,100	\$238,000	\$236,000

* 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** adj -4000 for cc's and -10000 for pool. Move in ready in Del Lago. This 3/2 has been recently updated with tile/ wood style floor thru out entire house. New kitchen appliances, granite counter tops, kitchen lighting and recessed lighting in living room. Out side has newer pool, covered patio and RV parking with plenty of cement. Close to schools, dinning and shopping.
- Sold 2** DEL LAGO--Nice 3 Bed/2 Bath w/CORIAN Counters! This home features a living room, breakfast nook & bar, kitchen island, newer tile back-splash, inside laundry, master w/big walk-in closet, his/her sinks & soaker tub! The well maintained landscaped yards offer a spacious backyard w/extra cement & dog run! Located in desirable Del Lago Neighborhood!
- Sold 3** Del Lago San Rio home is move in Ready. This charming 3 bedroom 2 bath has tile floors and tile counter tops. Master bedroom has walk in closet, separate shower and soaking tub and large backyard.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no sales or listing history found in MLS ortax records for the last three years.			
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	\$245,000	\$245,000
Sales Price	\$245,000	\$245,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
as is values bracketed by adjusted sold comps and taken into consideration market trends.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1909 roussanne ave
Tulare, CA 93274



Front

L2 1983 solaria st
Tulare, CA 93274



Front

L3 1712 arneis ave
Tulare, CA 93274



Front

Sales Photos

S1 1974 solaria st
Tulare, CA 93274



Front

S2 1902 amarone ave
Tulare, CA 93274



Front

S3 1933 amarone ave
Tulare, CA 93274



Front

ClearMaps Addendum

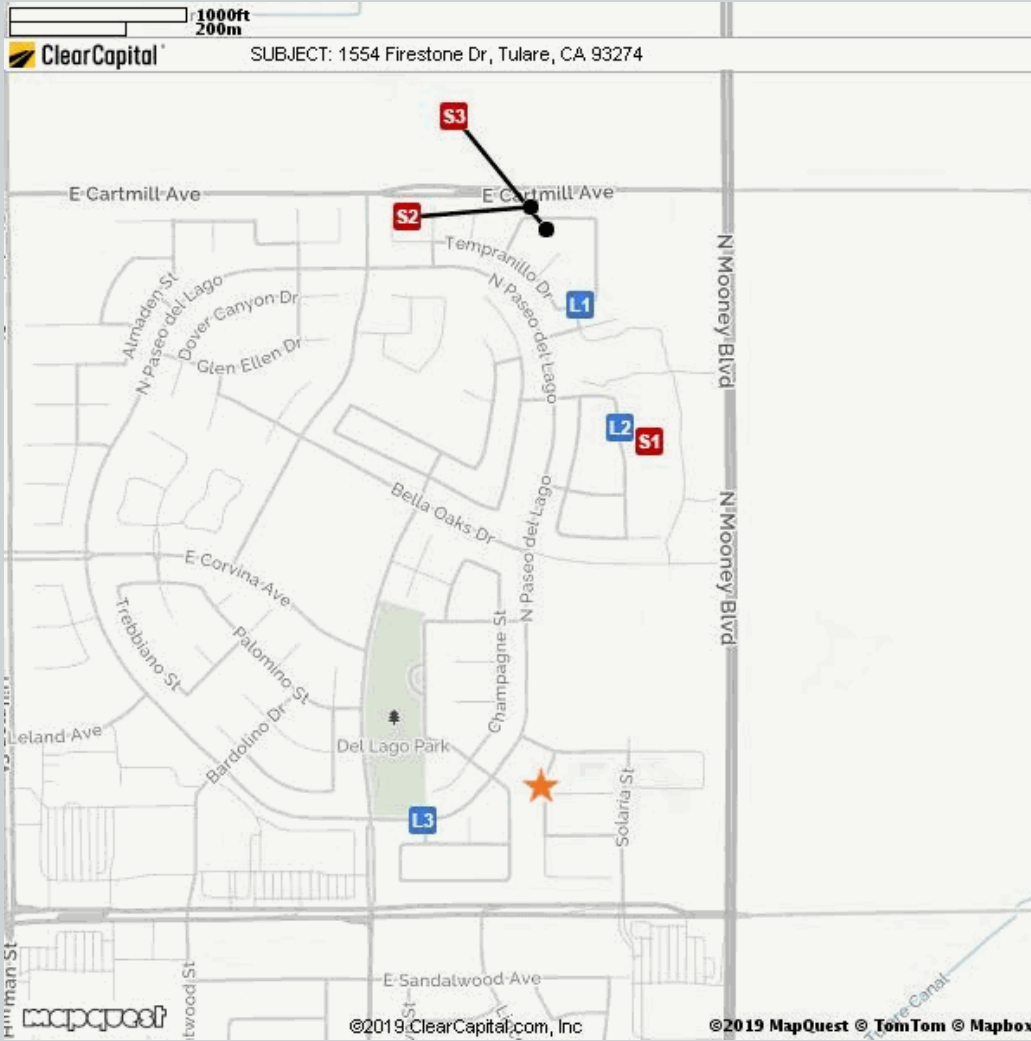
Address ★ 1554 Firestone Drive, Tulare, CA 93274

Loan Number 38502

Suggested List \$245,000

Suggested Repaired \$245,000

Sale \$245,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1554 Firestone Dr, Tulare, CA	--	Parcel Match
L1 Listing 1	1909 Roussanne Ave, Tulare, CA	0.68 Miles ¹	Parcel Match
L2 Listing 2	1983 Solaria St, Tulare, CA	0.52 Miles ¹	Parcel Match
L3 Listing 3	1712 Arneis Ave, Tulare, CA	0.16 Miles ¹	Parcel Match
S1 Sold 1	1974 Solaria St, Tulare, CA	0.51 Miles ¹	Parcel Match
S2 Sold 2	1902 Amarone Ave, Tulare, CA	0.83 Miles ¹	Parcel Match
S3 Sold 3	1933 Amarone Ave, Tulare, CA	0.80 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.

*** 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

Broker Name	Patricia Pratt	Company/Brokerage	Avedian Properties
License No	01718514	Address	209 W Main St VISALIA CA 93291
License Expiration	11/11/2021	License State	CA
Phone	5596251885	Email	catdecorcna@gmail.com
Broker Distance to Subject	7.16 miles	Date Signed	08/15/2019

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.