

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	3940 Jasper Street, Selma, CA 93662	Order ID	6301881	Property ID	27129854
Inspection Date	08/24/2019	Date of Report	08/25/2019		
Loan Number	38511	APN	358-555-12		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

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	Lannie Archuleta	Condition Comments Single story, stucco exterior, tile roof, two car garage. Dual pane windows. Home is occupied. Subdivision Vinland Estates
R. E. Taxes	\$2,718	
Assessed Value	\$157,538	
Zoning Classification	R1	
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 Subject is located in an established neighborhood with homes of similar style and appeal, the demand for the area is normal. Within 1/4 mile radius there is 2 active, no pending and 3 sold properties. In the last year there have been 6 sold properties. There is no short sales and no foreclosures in area. There is no search parameters used in search.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$255,000 High: \$270,000	
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	3940 Jasper Street	1524 Hope St	2855 Hillcrest St	2972 Northhill St
City, State	Selma, CA	Selma, CA	Selma, CA	Selma, CA
Zip Code	93662	93662	93662	93662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 ¹	0.54 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$245,000	\$269,000	\$290,000
List Price \$	--	\$245,000	\$267,000	\$280,000
Original List Date		02/04/2019	05/16/2019	08/09/2019
DOM · Cumulative DOM	-- · --	2 · 202	97 · 101	16 · 16
Age (# of years)	23	30	27	27
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 na	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	1,421	1,513	1,576	1,576
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
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	.17 acres	0.18 acres	0.16 acres	0.18 acres
Other	NA	MLS#517266	MLS#523424	MLS#528352

* 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 Great starter in established neighborhood, 3 bedroom 2 bath. Nice size rear yard.

Listing 2 If you are looking for your next home come see this property! You can't miss this home with beautiful curve appeal, large mature trees that provide enough shade to be able to relax. This home features 4 good-size bedrooms and 2 bathrooms. The kitchen has lots of storage, large pantry, and the laundry room is inside for your convenience. The living room features vaulted ceiling and a fireplace. The back yard is spacious and ready to create your own persona oasis. This home is move-in ready!

Listing 3 Beautiful home, Great location. Call for your private showing. Four bedrooms, two bathrooms, two car garage.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3940 Jasper Street	3749 Cleveland St	3951 Mitchell Ave	2633 Northhill St
City, State	Selma, CA	Selma, CA	Selma, CA	Selma, CA
Zip Code	93662	93662	93662	93662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.17 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$255,000	\$265,000	\$259,900
List Price \$	--	\$255,000	\$265,000	\$259,900
Sale Price \$	--	\$255,000	\$268,000	\$270,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	02/26/2019	05/31/2019	08/23/2019
DOM · Cumulative DOM	-- · --	50 · 79	6 · 39	7 · 43
Age (# of years)	23	17	22	16
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 na	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	1,421	1,566	1,534	1,566
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	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	--	--	--	--
Lot Size	.17 acres	0.17 acres	0.17 acres	0.2 acres
Other	NA	MLS#514712	MLS#522354	MLS#526569
Net Adjustment	--	+\$175	+\$1,975	-\$625
Adjusted Price	--	\$255,175	\$269,975	\$269,375

* 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** No need to keep looking this home as it all! From the moment you drive up you will love that it sits at the end of a cul de sac and from the moment you walk in it feels like home. This home has everything from beautiful flooring to a spacious kitchen with wrap around seating. This home is also wired for an alarm system and speakers in the living room for a home theater experience. The backyard is perfect for entertaining. Schedule your appointment today! Added \$5k bed and deducted \$1200 age and \$3625 sf.
- Sold 2** This lovely home featuring 3 beds, 2 baths with a beautiful backyard. Good size living room with two spaces for dining. Large pool to relax during the summer. One shed area can be used for an outdoor bar and entertainment area. The other shed can be used for storage. This home is on a corner lot with mounts of space for parking! Make an appointment today to view this move in ready home! Added \$5k bedroom, deducted \$200 age, \$2825 sf.
- Sold 3** Don't miss out on this home with gorgeous curb appeal on a large lot! Great open floor plan with kitchen at the heart of the home featuring large center island, built-in cabinetry, breakfast bar, and eating area. Open to the family room with beautiful stone fireplace and views of the extra-large backyard. Enjoy 2 spacious bedrooms with ample closet space, plus you will love the isolated Master Suite with en-suite bathroom featuring dual vanity, large shower, and private access to backyard. The yard is perfect for entertaining friends & family with huge covered patio, mature landscaping, large grassy area, and storage shed. You will fall in love with this wonderful home. Call today to schedule your private showing! Deducted \$600 lot, \$1400 lot, \$3625 sf and add \$5k bed.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home is not listed or has it been listed in the last 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	\$260,000	\$260,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$255,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold 2/26/19 or sooner, no short sales or foreclosures, square foot 1200-1600, 1986-2006 in age, single story, within ¼ mile radius there is 1 comp, within ½ mile radius there is 4 comps. Remove age within ½ mile radius there is six sold comps no active or pending comps. Extended radius one mile there is 4 active and 4 pending comps. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell quicker than a similar home.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.95 miles and the sold comps
Notes closed within the last 6 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



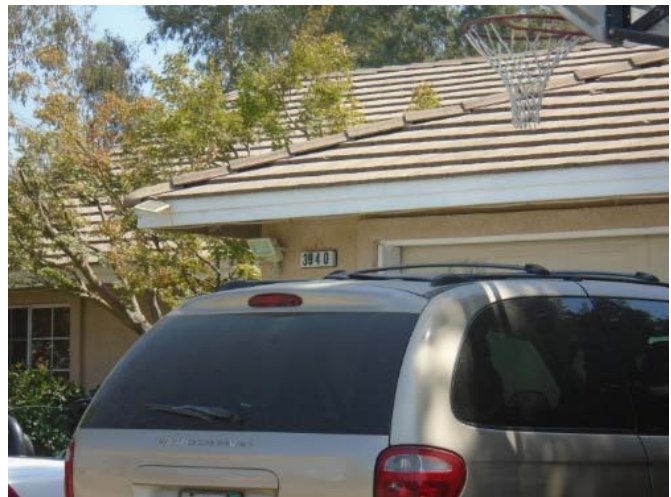
Front



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Street



Street



Other

Listing Photos

L1 1524 Hope St
Selma, CA 93662



Front

L2 2855 Hillcrest St
Selma, CA 93662



Front

L3 2972 Northhill St
Selma, CA 93662



Front

Sales Photos

S1 3749 Cleveland St
Selma, CA 93662



Front

S2 3951 Mitchell Ave
Selma, CA 93662



Front

S3 2633 Northhill St
Selma, CA 93662



Front

ClearMaps Addendum

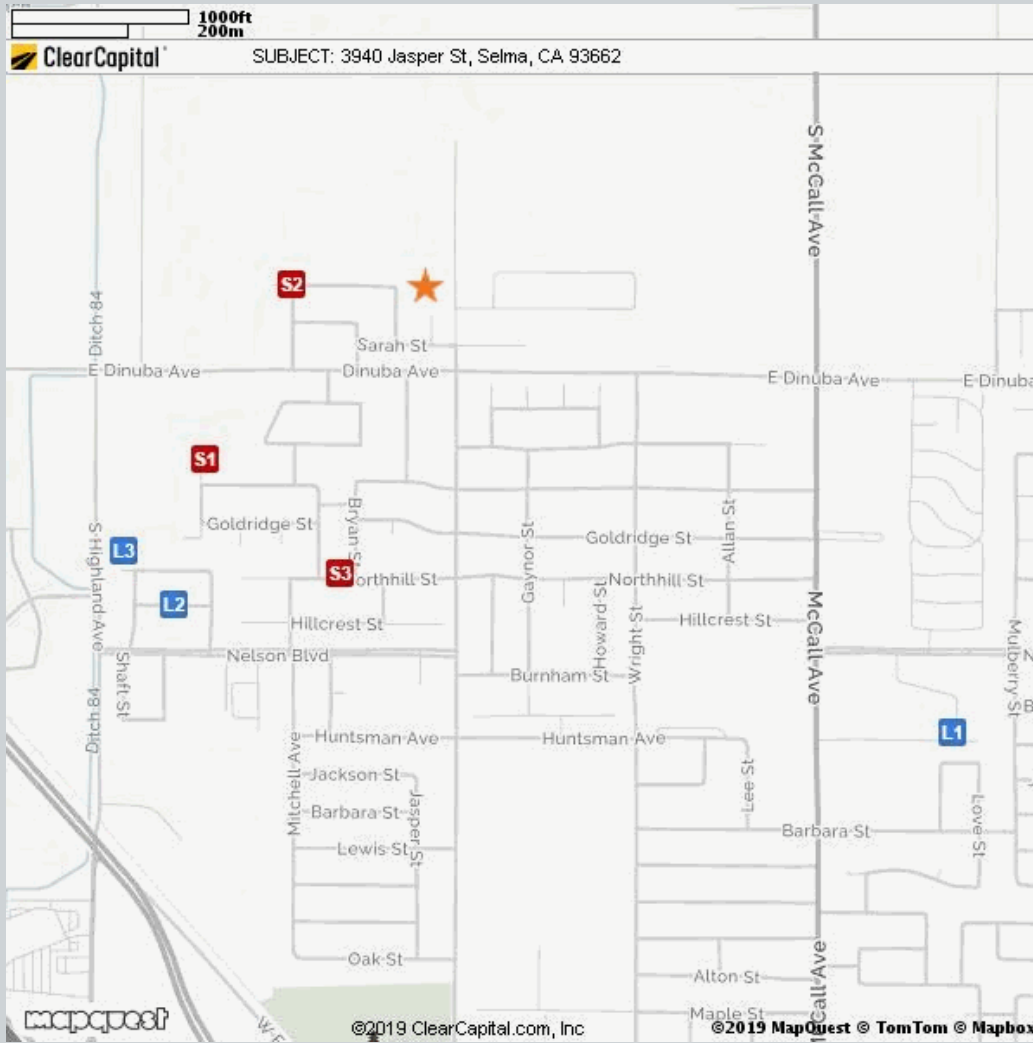
Address ★ 3940 Jasper Street, Selma, CA 93662

Loan Number 38511

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$260,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3940 Jasper St, Selma, CA	--	Parcel Match
L1 Listing 1	1524 Hope St, Selma, CA	0.95 Miles ¹	Parcel Match
L2 Listing 2	2855 Hillcrest St, Selma, CA	0.54 Miles ¹	Parcel Match
L3 Listing 3	2972 Northhill St, Selma, CA	0.54 Miles ¹	Parcel Match
S1 Sold 1	3749 Cleveland St, Selma, CA	0.37 Miles ¹	Parcel Match
S2 Sold 2	3951 Mitchell Ave, Selma, CA	0.17 Miles ¹	Parcel Match
S3 Sold 3	2633 Northhill St, Selma, CA	0.40 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	Dannielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2021	License State	CA
Phone	5598362601	Email	danniellecarnero@gmail.com
Broker Distance to Subject	12.21 miles	Date Signed	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.