

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>	47 Mcafee Court, Thousand Oaks, CA 91360	<b>Order ID</b>	6408681	<b>Property ID</b>	27510537
<b>Inspection Date</b>	11/09/2019	<b>Date of Report</b>	11/09/2019		
<b>Loan Number</b>	39320	<b>APN</b>	518-0-080-195		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Ventura		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	CITL_BPO_11.08.19 - v1	<b>Tracking ID 1</b>	CITL_BPO_11.08.19 - v1		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Kasper Dana L Living Trust	<b>Condition Comments</b>	This property is in average condition with no visible damages to the exterior. It has been well maintained by its occupants.
<b>R. E. Taxes</b>	\$3,714		
<b>Assessed Value</b>	\$357,856		
<b>Zoning Classification</b>	R3		
<b>Property Type</b>	Condo		
<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>	NORTH OAKS		
<b>Association Fees</b>	\$308 / Month (Pool,Landscaping,Greenbelt)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	It is located in a residential area not too far from shopping, parks, schools, and a major freeway. Property conforms well to neighborhood in age, condition, and style.
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$367,000 High: \$499,900		
<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>	47 McAfee Court	2656 La Paloma Cir	581 Rio Grande Cir	231 McAfee Ct
<b>City, State</b>	Thousand Oaks, CA	Thousand Oaks, CA	Thousand Oaks, CA	Thousand Oaks, CA
<b>Zip Code</b>	91360	91360	91360	91360
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.19 <sup>1</sup>	1.26 <sup>1</sup>	0.04 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$399,000	\$449,000	\$389,900
<b>List Price \$</b>	--	\$399,000	\$449,000	\$379,900
<b>Original List Date</b>		10/22/2019	10/03/2019	09/25/2019
<b>DOM · Cumulative DOM</b>	-- · --	17 · 18	36 · 37	44 · 45
<b>Age (# of years)</b>	39	47	47	34
<b>Condition</b>	Average	Good	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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 traditional	2 Stories traditional	2 Stories traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,143	1,184	1,185	959
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1 · 1	3 · 1 · 1	2 · 2
<b>Total Room #</b>	6	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 1 Car	Detached 2 Car(s)	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>	0.03 acres	0.07 acres	0.07 acres	0.02 acres
<b>Other</b>	none	none	none	none

\* Listing 3 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.

## Current Listings - Cont.

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

- Listing 1** Welcome home to this beautiful, two story, remodeled, condo has an upgraded kitchen with granite-like counters and newer cabinets. Walk in pantry/laundry room is adjacent to the kitchen and comes with the W/D. Large, private outdoor patio with vinyl fencing that is accessed via the large sliders from the kitchen, it is a great space. Two new vanities, new flooring, and newer water heater too. And don't forget the smooth ceilings throughout. There are 2 spacious bedrooms, each with 2 closets and 2 assigned carports nearby. Wildwood Condos offer a community pool, lush greenbelts and is nearby the Wildwood hiking trails, Wildwood Elementary School and area parks.
- Listing 2** Fantastic condo in the Wildwood Community of Thousand Oaks. Walk into an open floor plan that offers wood simulated laminate flooring throughout the entire unit. All double pane windows with custom shutters, crown molding in the living room and master suite, a spacious kitchen with plenty of cabinetry and granite countertops, an adjoining dining area that also leads you to the patio, and a powder room for guests. Upstairs you will find spacious bedrooms and a bathroom. The unit has direct access for the carport, through the patio, and into the unit. This unit also sits on a corner and the complex offers a community pool, club house, and greenbelts. The community is within walking distance from Wildwood Park, miles of biking trails, playgrounds, and award winning Wildwood Elementary School.
- Listing 3** This beautiful condo shows light and bright and is a corner end unit. This home features fresh paint, tile floors, open kitchen with tile counters and newer appliances. Both bathrooms have been updated and remodeled with new vanities fixtures, mirrors and more. Both bedrooms have brand new carpeting and fresh paint. The master bedroom has a view balcony. There is detached garage, newer central heat and air. There is also a community pool & spa all located near award-winning schools, hiking and biking trails, shopping, dining and more.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	47 Mcafee Court	2662 La Paloma Cir	157 Mcafee Ct	71 Mcafee Ct
<b>City, State</b>	Thousand Oaks, CA	Thousand Oaks, CA	Thousand Oaks, CA	Thousand Oaks, CA
<b>Zip Code</b>	91360	91360	91360	91360
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.20 <sup>1</sup>	0.06 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$384,999	\$400,000	\$414,000
<b>List Price \$</b>	--	\$374,999	\$385,000	\$405,000
<b>Sale Price \$</b>	--	\$367,000	\$370,000	\$400,700
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	06/14/2019	06/25/2019	07/05/2019
<b>DOM · Cumulative DOM</b>	-- · --	51 · 51	63 · 110	55 · 55
<b>Age (# of years)</b>	39	47	34	34
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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 traditional	1 Story traditional	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,143	956	1,122	1,122
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1	2 · 2 · 1	2 · 2 · 1
<b>Total Room #</b>	6	4	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 1 Car	Attached 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>	0.03 acres	0.07 acres	0.01 acres	0.01 acres
<b>Other</b>	none	none	none	none
<b>Net Adjustment</b>	--	+\$15,000	+\$10,000	+\$10,000
<b>Adjusted Price</b>	--	\$382,000	\$380,000	\$410,700

\* Sold 2 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** Welcome home! This new, exquisite, upper level end unit, in the highly desirable Wildwood community of Thousand Oaks, has everything you want! Feel the light & bright freedom of this open floor plan. Cooking is an absolute pleasure with this kitchen's spellbinding mountain views, new cabinets and granite tile counter tops. Host dinners in your very own separate dining area, or enjoy the extra spacious living room with family and friends for every occasion. Your master bedroom is super spacious and includes a lovely walk-in closet. There is no need to go anywhere for your laundry, as your private indoor laundry room accommodates a full size washer & dryer. Since this unit is perched over your personal carport parking, you will enjoy peace and quiet above and below your home. Fire up the barbeque on your private porch upstairs, or take a dive in the community pool with lively clubhouse. Steps from your door is Wildwood Park, boasting some of California's best hiking and biking trails with playgrounds and award-winning Wildwood Elementary School. This the California lifestyle!
- Sold 2** Back on the Market! Welcome home to this beautiful North Oaks condo with a convenient location near California Lutheran University. This move-in ready home offers an open concept living space, fireplace, and sizable master bedroom. Don't miss out on this great opportunity!
- Sold 3** PRICE REDUCED! Light and Bright 2 bedroom 3 bath two- story condominium, end unit with extra windows Separate private entrance leads to spacious living room with recessed lighting, fireplace, and eating area with upgraded travertine flooring. Roomy kitchen with lots of storage and counter space. Refrigerator washer and dryer, two mounted flat screen TVs included. Downstairs guest bath. Second story features Master bedroom and second Bedroom, each with their own attached updated bathrooms. Master bedroom has a large closet, bathroom with double sinks and updated shower. Enjoy lovely mountain views and sunsets from the private balcony. HOA includes gated swimming pool. Wonderful location next to California Lutheran University, close to hiking trails, parks and secondary schools. Great first time buyer community. This move-in ready condo is priced to sell!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property was previously sold on 3/4/2009 at \$310,000			
<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>	\$400,000	\$400,000
<b>Sales Price</b>	\$390,000	\$390,000
<b>30 Day Price</b>	\$365,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>According to the local MLS, the average marketing time for the subject's immediate area is 60 days. Potential buyers will most likely be owner occupant. The current market is FMV driven. To confirm the property's actual physical condition, I completed an exterior inspection. Subjects market is considered stable with an average marketing time of 60 days and a stable supply of properties. All comparables are considered to be the most recent, similar and qualified comparables available for which reliable information could be obtained and are deemed to be indicators of value.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** Minion in the front door does not seem to effect the overall value of the subject.

**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



Address Verification



Address Verification



Side



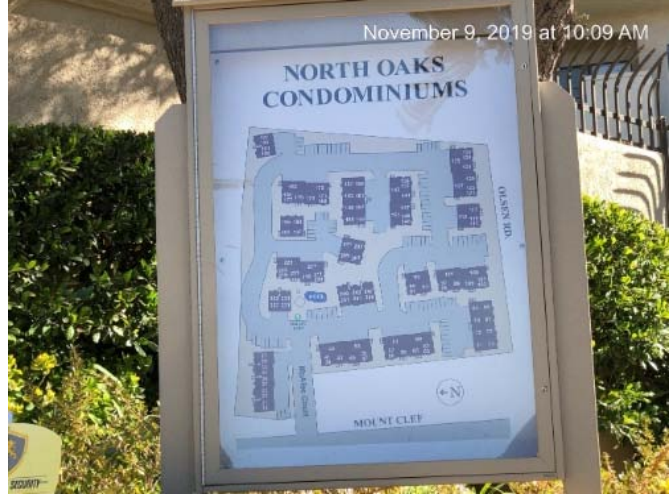
Street



## Subject Photos



Street



Other

## Listing Photos

**L1** 2656 LA PALOMA CIR  
Thousand Oaks, CA 91360



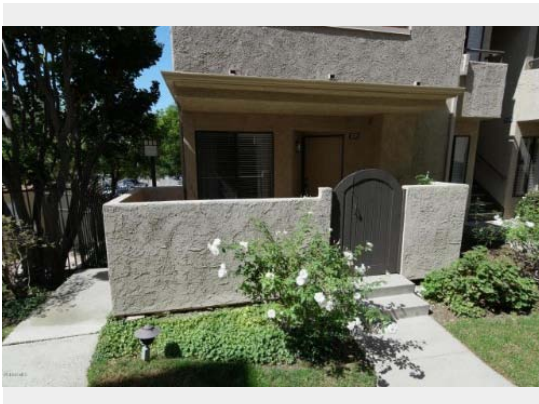
Front

**L2** 581 RIO GRANDE CIR  
Thousand Oaks, CA 91360



Front

**L3** 231 MCAFEE CT  
Thousand Oaks, CA 91360



Front

## Sales Photos

**S1** 2662 LA PALOMA CIR  
Thousand Oaks, CA 91360



Front

**S2** 157 MCAFEE CT  
Thousand Oaks, CA 91360



Front

**S3** 71 MCAFEE CT  
Thousand Oaks, CA 91360



Front

## ClearMaps Addendum

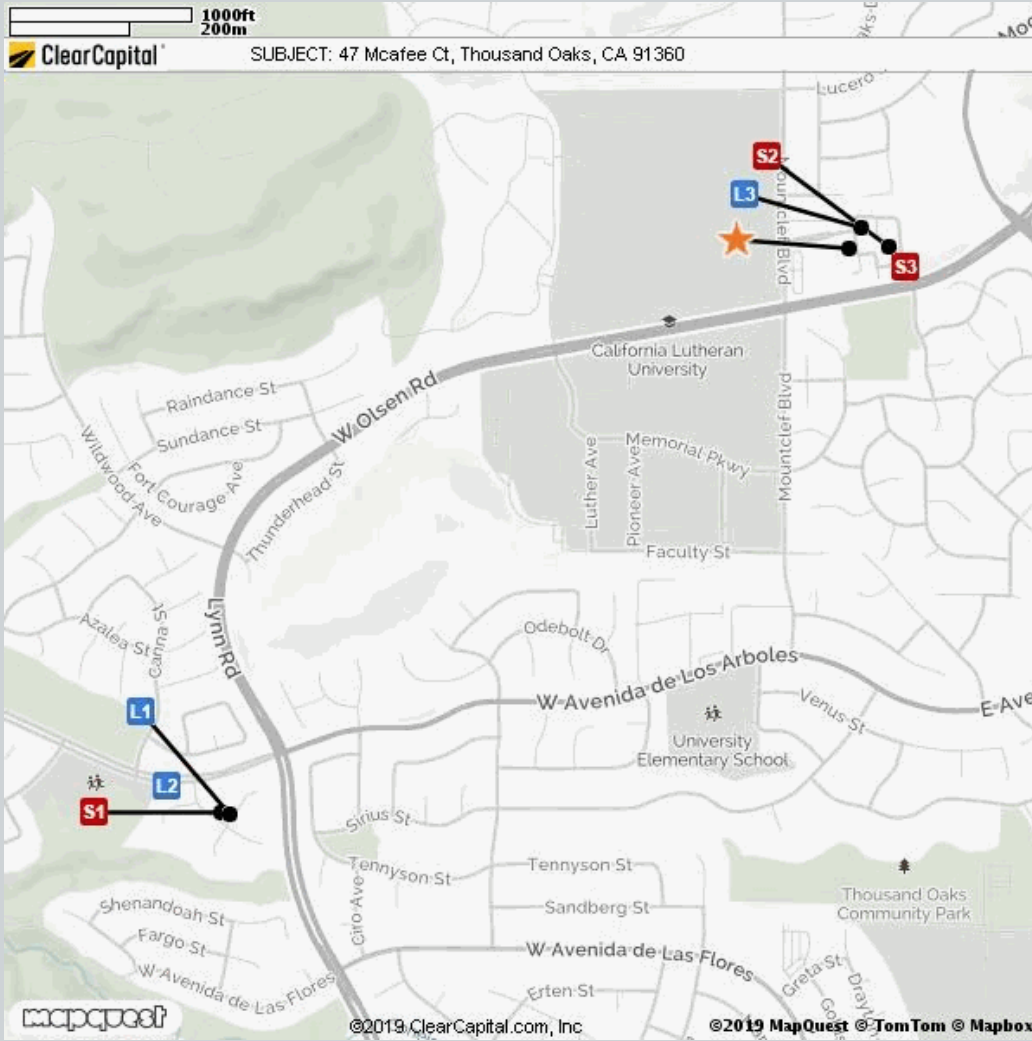
**Address** ★ 47 McAfee Court, Thousand Oaks, CA 91360

**Loan Number** 39320

**Suggested List** \$400,000

**Suggested Repaired** \$400,000

**Sale** \$390,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	47 McAfee Ct, Thousand Oaks, CA	--	Parcel Match
L1 Listing 1	2656 La Paloma Cir, Thousand Oaks, CA	1.19 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	581 Rio Grande Cir, Thousand Oaks, CA	1.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	231 McAfee Ct, Thousand Oaks, CA	0.04 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2662 La Paloma Cir, Thousand Oaks, CA	1.20 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	157 McAfee Ct, Thousand Oaks, CA	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	71 McAfee Ct, Thousand Oaks, CA	0.08 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! \*\*\*

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

<b>Broker Name</b>	Amalfi Scarano	<b>Company/Brokerage</b>	Scarano Investments LLC
<b>License No</b>	01739616	<b>Address</b>	5605 Foxwood Dr Oak Park CA 91377
<b>License Expiration</b>	03/12/2022	<b>License State</b>	CA
<b>Phone</b>	8056374760	<b>Email</b>	amalfiscarano@sync41.com
<b>Broker Distance to Subject</b>	6.78 miles	<b>Date Signed</b>	11/09/2019

*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.**