

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>	2715 Bear Creek Place, Ontario, CA 91761	<b>Order ID</b>	6752753	<b>Property ID</b>	28490883
<b>Inspection Date</b>	06/26/2020	<b>Date of Report</b>	06/30/2020		
<b>Loan Number</b>	39496	<b>APN</b>	1083-382-07-0000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Bernardino		

**Tracking IDs**

<b>Order Tracking ID</b>	Citi_BPO_Updates	<b>Tracking ID 1</b>	Citi_BPO_Updates
<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>	\$4,002	Subject appears in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in later 20th century. Subject conforms to neighborhood which is comprised of both one and two story properties. Subject sits at the end of a cul-de-sac and is set back significantly from the street at an angle so condition was determined based on the portions that were visible. Vegetation at the front of the property further limited the inspection. Aerial photos show the subject is adjacent to a drainage canal to left side, no/limited impact to marketability.	
<b>Assessed Value</b>	\$380,000		
<b>Zoning Classification</b>	Residential		
<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>	Creekside 909-947-3152		
<b>Association Fees</b>	\$81 / Month (Pool,Landscaping,Tennis,Greenbelt)		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Private		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	The Creekside planned development encompasses approximately two-square miles, divided into an east and west side with Haven Avenue bisecting the community. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average curb appeal. A shuttered golf course winds through the center of the community. The market demand is strong however prices are level. Seller concessions are few and REO activity is less than 5% of the resale market. There is no industrial activity in the area but th...	
<b>Sales Prices in this Neighborhood</b>	Low: \$155,000 High: \$575,000		
<b>Market for this type of property</b>	Decreased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Neighborhood Comments

The Creekside planned development encompasses approximately two-square miles, divided into an east and west side with Haven Avenue bisecting the community. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average curb appeal. A shuttered golf course winds through the center of the community. The market demand is strong however prices are level. Seller concessions are few and REO activity is less than 5% of the resale market. There is no industrial activity in the area but there is a major east-west highway at the northern border of the community. There are also moderate sized transmission lines that travel roughly NE-SW through the community. Directly to the south of the community are dairy farms that are in process of closing to be converted to new housing, however there are still active dairies with the associated nuisances of flies, smells and birds.

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	2715 Bear Creek Place	3836 Antelope Creek Dr	3438 Evergreen Dr	2400 Acorn Pl
<b>City, State</b>	Ontario, CA	Ontario, CA	Ontario, CA	Ontario, CA
<b>Zip Code</b>	91761	91761	91761	91761
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.36 <sup>1</sup>	0.68 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,900	\$429,988	\$449,900
<b>List Price \$</b>	--	\$402,000	\$429,988	\$449,900
<b>Original List Date</b>		05/29/2020	05/18/2020	05/14/2020
<b>DOM · Cumulative DOM</b>	-- · --	27 · 32	40 · 43	44 · 47
<b>Age (# of years)</b>	36	34	33	32
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road	Adverse ; Busy Road
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Modern	1 Story Modern	1 Story Modern	1 Story Modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	882	938	1,070	1,135
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 1	3 · 2	3 · 2
<b>Total Room #</b>	4	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.10 acres	0.08 acres	0.11 acres	0.17 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** MLS Description: Charming 3 bed 1 bath home in the beautiful community of Creekside. Centrally located near an abundance of great shopping centers with quick and easy access to the 60 and 15 fwy. This one of a kind home offers an open living room floor plan, with tile and hardwood throughout. The backyard is just one of its many unique bonuses complete with brand new fencing, and new grass making it perfect for entertaining. HOA amenities include multiple pools and spa access, tennis courts, BBQs, and private park access. Buyer to verify all square footage and permits. All information is deemed reliable but not guaranteed, buyer and buyers agent to do their due diligence. MY COMMENTS: Comparable and subject are in same community. Comparable is smallest GLA on-market SFR in a one- mile radius. Comparable is superior due to GLA. Comparable is most comparable due to GLA and proximity. Comparable is in active-under-contract status since 06/16/20
- Listing 2** MLS Description: WHAT A DIAMOND OF A DEAL! Beautiful Ontario property featuring 3 bed 2bath and an awesome community with a Pool, Catch and Release fishing lake, Tennis courts, Playgrounds, and multiple walking paths. This home has a ton of upgrades: Bruce wood floors, Plantation shutters, Interior access to garage, Upgraded Kitchen Cabinets and Granite countertops, Bay window in Dining room with egress to Sunroom, Cozy fireplace in Living room, Ample sized Master bedroom with upgraded Master bath and so much more. Outside you'll find an extended driveway fits 4-6 cars, paver patio walkways and Aluminum covered back patio. THIS HOME HAS IT ALL! BOOK YOUR APPT TODAY! MY COMMENTS: Comparable and subject are in same community. Comparable backs to a freeway exit ramp, subject backs to residential. Comparable is in superior condition. Comparable is superior due to condition and GLA with an offset for location.
- Listing 3** MLS Description: Creekside West, Single Story home with an open floor plan. This is one of the largest lots at the end of a cul-de-sac. This 3 bedrooms and 2 full bathroom home has ceiling fans, wood laminate flooring, double pane windows, and recessed lighting in the kitchen. The master bedroom and full bath has a large sliding glass door leading to the patio and provides plenty of light. The attached garage with an entrance directly to the kitchen is a plus. This well maintained home has a large back yard with mature landscaping and newer fencing is perfect for entertaining. This quiet and clean community has a lake, swimming pools, and playgrounds. Welcome home! MY COMMENTS: Comparable and subject are in same community. Comparable backs to a freeway sound wall. Comparable is superior due to GLA with offset due to location. Comparable is in active-under-contract status since 05/26/20

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2715 Bear Creek Place	2715 Foxglen Loop	3865 Antelope Creek Dr	3418 Evergreen Dr
<b>City, State</b>	Ontario, CA	Ontario, CA	Ontario, CA	Ontario, CA
<b>Zip Code</b>	91761	91761	91761	91761
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.26 <sup>1</sup>	0.32 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$400,000	\$379,000	\$430,000
<b>List Price \$</b>	--	\$400,000	\$379,000	\$430,000
<b>Sale Price \$</b>	--	\$428,000	\$389,250	\$427,000
<b>Type of Financing</b>	--	Conventional	Va	Conventional
<b>Date of Sale</b>	--	01/06/2020	01/10/2020	06/23/2020
<b>DOM · Cumulative DOM</b>	-- · --	9 · 61	19 · 49	21 · 70
<b>Age (# of years)</b>	36	33	34	32
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<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 Modern	2 Stories Modern	1 Story Modern	1 Story Modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	882	1,310	882	1,070
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 3	2 · 2	3 · 2
<b>Total Room #</b>	4	5	4	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.10 acres	0.11 acres	0.10 acres	0.13 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$13,300	-\$7,200	-\$8,700
<b>Adjusted Price</b>	--	\$414,700	\$382,050	\$418,300

\* Sold 3 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** MLS Description: Come take advantage of this priced to sell home. Located in the great community of Creekside. Featuring community pools and parks. 3 Bedrooms with one downstairs. Bring your tool kit and save Money! Perfect for a first time buyer or investor. MY COMMENTS: Comparable and subject are in same community. Comparable is most proximate sold property in the last 180 days and the reason for selection. Comparable is two-story, subject single-level. Adjustments of +\$4300 (1% sale price) single-level, -\$17,100 GLA difference at \$40/sq ft, -\$300 lot size difference at \$1/sq ft for a total adjustment of -\$13300
- Sold 2** MLS Description: Highly desirable Creekside Community Home with 2 Beds and 2 Baths! Recently updated throughout and New Bedroom Flooring. Re- Landscaped Backyard features New Patio Cover and Shed for Additional Storage. Centrally located between 60 and 15 freeways for easy commute and near shopping and dining. Low HOA with Association Amenities that include community pool, spa, tennis court, parks and miles of greenbelt with walking paths. Don't miss one of the Best Priced Homes in a Great Neighborhood MY COMMENTS: Comparable and subject are in same community. Comparable and subject appear to be same model. Comparable is the most recent sold listing of the same model and the reason for selection. Comparable is in superior condition. Adjustments of -\$7500 condition difference, +\$300 lot size difference for a total adjustment of -\$7200.
- Sold 3** MLS Description: Welcome to this beautiful Creekside 3 bedrooms and 2 bathrooms. Spacious backyard. Garage that can fit 2 cars inside. It's located close to Creekview Elementary and right by the 60 freeway. Plenty of restaurants and food places nearby. MY COMMENTS: Comparable and subject are in same community. Comparable is adjacent to an electric tower easement, no adjustment. Comparable is the most recent sale of a comparable property and the reason for selection. Comparable is most comparable due to sale date and condition considerations. Adjustment of -\$7500 GLA, -\$1200 lot size difference for a total adjustment of -\$8700.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				A search of the CRMLS MLS shows multiple historical listings for subject property, the most recent a sale in 2015. CRMLS is the primary MLS for the area. The MLS listing status does NOT match public records for a sale at that time with no recorded change in ownership. Public records indicate a third-party purchase via trustee sale in late 2019.			
<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>	\$411,000	\$411,000
<b>Sales Price</b>	\$411,000	\$411,000
<b>30 Day Price</b>	\$411,000	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested list price is most influenced by Sold 3, a very recent sale in the same community. The active listings support the list price, especially List 1 the most comparable property which is under contract with an increase in list price. The sale price is expected at full list price, consistent with market dynamics. The 30 day price is same as list price due to DOM running under 30 days in this marketplace.		

## 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



Dec 20, 2019 at 11:22:29 AM  
3637 Caribou Creek Ct  
Ontario CA 91761  
United States

Front



Jun 26, 2020 at 4:17:06 PM  
2714-2728 Bear Creek Pl  
Ontario CA 91761  
United States

Address Verification



Jun 26, 2020 at 4:17:06 PM  
3648-3698 Caribou Creek Ct  
Ontario CA 91761  
United States

Street

## Listing Photos

**L1** 3836 Antelope Creek Dr  
Ontario, CA 91761



Front

**L2** 3438 Evergreen Dr  
Ontario, CA 91761



Front

**L3** 2400 Acorn Pl  
Ontario, CA 91761



Front

## Sales Photos

**S1** 2715 Foxglen Loop  
Ontario, CA 91761



Front

**S2** 3865 Antelope Creek Dr  
Ontario, CA 91761



Front

**S3** 3418 Evergreen Dr  
Ontario, CA 91761



Front

### ClearMaps Addendum

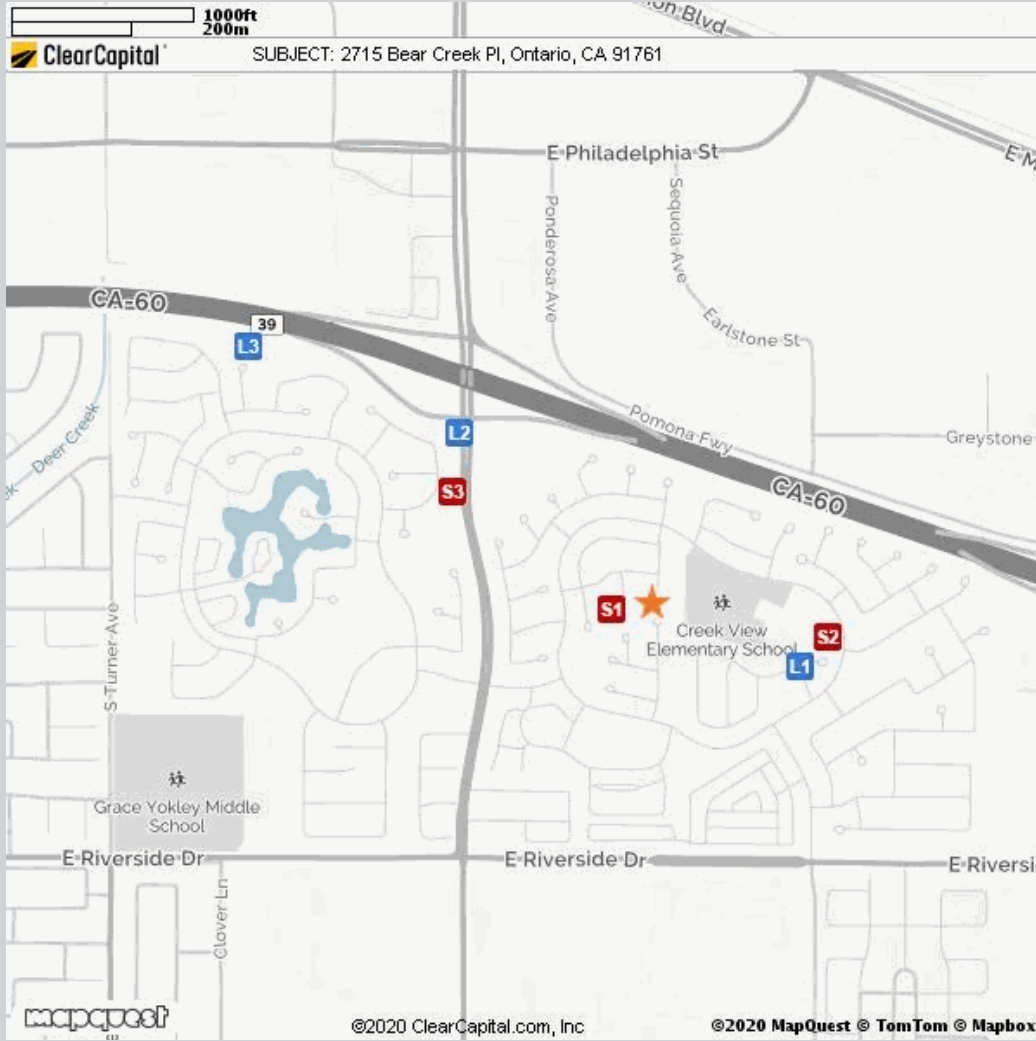
**Address** ★ 2715 Bear Creek Place, Ontario, CA 91761

**Loan Number** 39496

**Suggested List** \$411,000

**Suggested Repaired** \$411,000

**Sale** \$411,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2715 Bear Creek Pl, Ontario, CA	--	Parcel Match
L1 Listing 1	3836 Antelope Creek Dr, Ontario, CA	0.24 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3438 Evergreen Dr, Ontario, CA	0.36 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2400 Acorn Pl, Ontario, CA	0.68 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2715 Foxglen Loop, Ontario, CA	0.05 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3865 Antelope Creek Dr, Ontario, CA	0.26 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3418 Evergreen Dr, Ontario, 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>	Michael O'Connor	<b>Company/Brokerage</b>	Diamond Ridge Realty
<b>License No</b>	01517005	<b>Address</b>	12523 Limonite Avenue Eastvale CA 91752
<b>License Expiration</b>	10/04/2022	<b>License State</b>	CA
<b>Phone</b>	9518474883	<b>Email</b>	RealtorOConnor@aol.com
<b>Broker Distance to Subject</b>	3.46 miles	<b>Date Signed</b>	06/27/2020

*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.**