

Subject Details

PROPERTY TYPE	GLA
SFR	2,320 Sq. Ft.
BEDS	BATHS
4	2.0
STYLE	YEAR BUILT
Contemp	1971
LOT SIZE	OWNERSHIP
9,583 Sq. Ft.	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Riverside	111-123-007

Analysis Of Subject

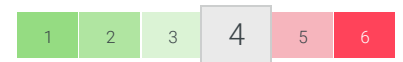
Provided by Appraiser

CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

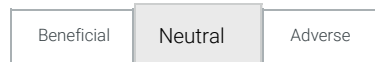
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

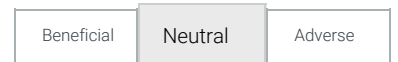
VIEW

Residential



LOCATION

Residential


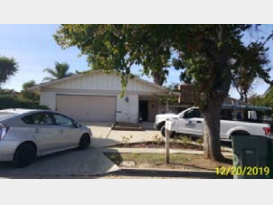








SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

There is no apparent structural damage to the subject. The subject appears to be in average overall condition. The appraisal report has been completed based on the Extraordinary Assumption that the interior condition of the Subject Property is in the same condition as the exterior.

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 1830 Wren Ave Corona, CA 92879 	 364 E Monterey Rd Corona, CA 92879 	 2226 Lochness Cir Corona, CA 92881 	 712 Aliso St Corona, CA 92879 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.35 miles	0.94 miles	0.15 miles
DATA/ VERIFICATION SOURCE	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records
LIST PRICE	--	--	--	--
LIST DATE	--	06/24/2019	09/30/2019	04/17/2019
SALE PRICE/PPSF	--	\$490,000 \$205/Sq. Ft.	\$497,000 \$233/Sq. Ft.	\$500,000 \$216/Sq. Ft.
CONTRACT/ PENDING DATE	--	09/04/2019	10/11/2019	10/05/2019
SALE DATE	--	10/11/2019	11/25/2019	10/28/2019
DAYS ON MARKET	--	68	11	131
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	9,583 Sq. Ft.	7,841 Sq. Ft.	6,098 Sq. Ft.	10,019 Sq. Ft.
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Contemp	Contemp	Contemp	Contemp
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	48	55	31	38
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	8/4/2	8/4/2	8/4/3 -\$5,000	8/4/2.1 -\$2,500
GROSS LIVING AREA	2,320 Sq. Ft.	2,386 Sq. Ft.	2,129 Sq. Ft. \$13,370	2,318 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	2 GA	2 GA	3 GBI -\$3,000	2 GBI
OTHER	Pool	None \$10,000	Pool	None \$10,000
OTHER	--	--	--	--
NET ADJUSTMENTS		2.04% \$10,000	1.08% \$5,370	1.50% \$7,500
GROSS ADJUSTMENTS		2.04% \$10,000	4.30% \$21,370	2.50% \$12,500
ADJUSTED PRICE		\$500,000	\$502,370	\$507,500

Value Conclusion + Reconciliation



Provided by
Appraiser

\$500,000
AS-IS VALUE

1-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

THE COMPARABLE ANALYZED IN THIS REPORT WERE OBTAINED FROM AN EXHAUSTIVE SEARCH OF LOCAL MLS, NDCDATA AND PUBLIC RECORDS. AT THE PRESENT TIME, RECENT SALES WITHIN 10% OF SUBJECTS GLA WERE LIMITED. THEREFORE GLA. WAS EXPANDED, WHICH HAS MINIMAL TO NO AFFECT ON THE SUBJECTS MARKETABILITY. ALL SALES WERE FOUND TO ATTRACT THE SAME POOL OF BUYERS. ALL SALES WERE FOUND TO BE INDIRECT COMPETITION WITH THE SUBJECTS MARKET. THE COMPARABLES USED ABOVE WERE FOUND TO BE THE MOST SIMILAR SALES AT THE TIME OF THE INSPECTION.

EXPLANATION OF ADJUSTMENTS

SUBJECT IS A COMPARABLE PROPERTY FOR THE AREA/GROSS LIVING. ADJUSTMENTS WERE MADE AT \$70.00 PSF, BEDROOM AT \$4,000, BATHROOM AT \$5,000, POOL AT \$10,000, AND GARAGE AT \$3,000 PER SPACE. ALL SALES WERE FOUND TO BE CLOSED WITHIN THE PAST 6 MONTHS, THEREFORE NO TIME ADJUSTMENTS WERE NEEDED. COMP FOUR IS CURRENTLY ACTIVE SALE WHICH HAVE BEEN ADDED FOR SUPPORT.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

SUBJECT IS A COMPARABLE PROPERTY FOR THE AREA/GROSS LIVING. ADJUSTMENTS WERE MADE AT \$70.00 PSF, BEDROOM AT \$4,000, BATHROOM AT \$5,000, POOL AT \$10,000, AND GARAGE AT \$3,000 PER SPACE. ALL SALES WERE FOUND TO BE CLOSED WITHIN THE PAST 6 MONTHS, THEREFORE NO TIME ADJUSTMENTS WERE NEEDED. COMP FOUR IS CURRENTLY ACTIVE SALE WHICH HAVE BEEN ADDED FOR SUPPORT. THE COMPARABLE ANALYZED IN THIS REPORT WERE OBTAINED FROM AN EXHAUSTIVE SEARCH OF LOCAL MLS, NDCDATA AND PUBLIC RECORDS. AT THE PRESENT TIME, RECENT SALES WITHIN 10% OF SUBJECTS GLA WERE LIMITED. THEREFORE GLA. WAS EXPANDED, WHICH HAS MINIMAL TO NO AFFECT ON THE SUBJECTS MARKETABILITY. ALL SALES WERE FOUND TO ATTRACT THE SAME POOL OF BUYERS. ALL SALES WERE FOUND TO BE INDIRECT COMPETITION WITH THE SUBJECTS MARKET. THE COMPARABLES USED ABOVE WERE FOUND TO BE THE MOST SIMILAR SALES AT THE TIME OF THE INSPECTION.

Appraiser Commentary Summary

Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

There is no apparent structural damage to the subject. The subject appears to be in average overall condition. The appraisal report has been completed based on the Extraordinary Assumption that the interior condition of the Subject Property is in the same condition as the exterior.

Neighborhood and Market

From Page 6

SUBJECT IS LOCATED IN THE LIMITS OF RIVERSIDE WITHIN THE COMMUNITY OF CORONA. HOMES IN THE AREA ARE 1 & 2 STORY DWELLINGS WITH AVERAGE TO GOOD MAINTENANCE AND APPEAL. ACCESS TO THE SUBJECT IS VIA MONTEREY RD.. EDUCATIONAL, RECREATIONAL AND LOCAL COMMUNITY SERVICES WITHIN CLOSE PROXIMITY OF THE SUBJECT PROPERTY. Evidence indicates that market values have been increasing in the past 6 months, current listings selling at 98.22% of list price. Supply and demand does appear to be in balance. Marketing time is within 1-89 days . EXPOSURE TIME: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Analysis of Prior Sales & Listings

From Page 5

Highest and Best Use Additional Comments

The Highest & Best Use of a property is that use which is physically possible, legally permitted, financially feasible, and reasonably probable that will result in the highest present value. The current use was considered to be the highest and best use of the subject property. The current use is physically possible, legally permissible, financially feasible, and it is the most likely use given current zoning, physical characteristics, and surrounding similar development. In addition, existing improvements contribute to overall property value. The highest and best use of the site as if vacant would be as a single family residence site for the same reasons previously stated (i.e. physically possible, financially feasible, legally permitted, and most likely use).

Subject Details

 Provided by Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS? **Event** **Date** **Price** **Data Source**
No

LISTING STATUS
Not Listed in Past Year

DATA SOURCE(S)
MLS,Public Records,Tax Records

EFFECTIVE DATE
12/23/2019

SALES AND LISTING HISTORY ANALYSIS

Order Information

BORROWER	LOAN NUMBER
Catamount Properties 2018 LLC	39559
PROPERTY ID	ORDER ID
27710317	6462935
ORDER TRACKING ID	TRACKING ID 1
20191219_Citi_ClearVal	20191219_Citi_ClearVal

Legal

OWNER	ZONING DESC.
BROTHERTON,STEVE & DONNA	Residential
ZONING CLASS	ZONING COMPLIANCE
R109	Legal
LEGAL DESC.	
LOT 10 MB 061/065 TR 3676	

Highest and Best Use

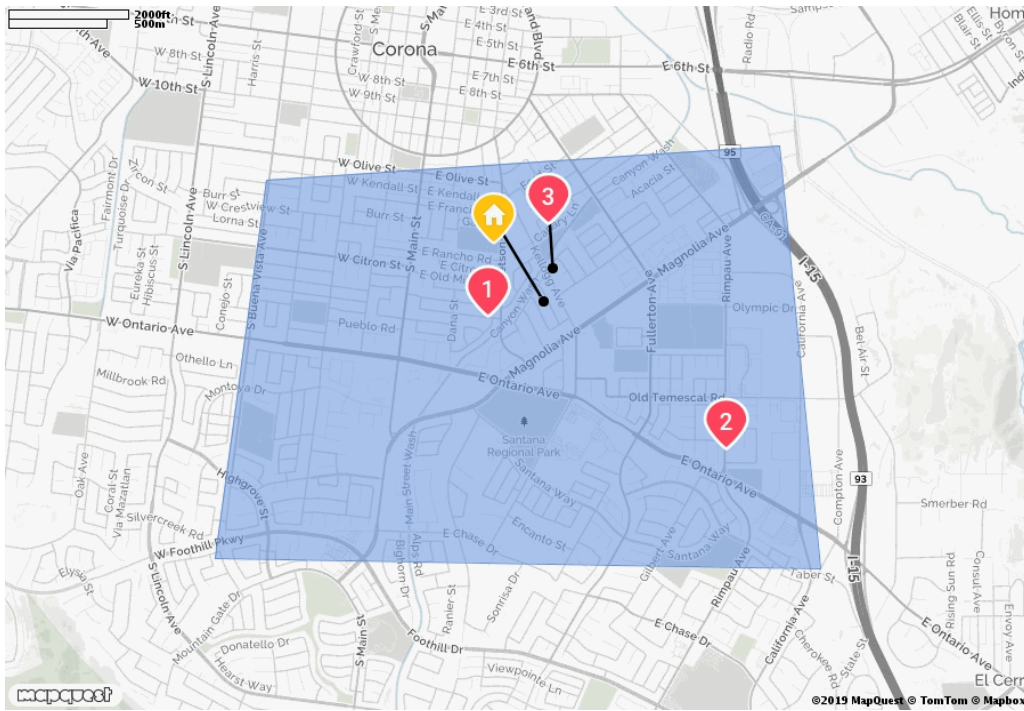
IS HIGHEST AND BEST USE THE PRESENT USE	
Yes	
PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
✓	✓
LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE?
✓	✓

Economic

R.E. TAXES	HOA FEES	PROJECT TYPE
\$2,719	N/A	N/A
FEMA FLOOD ZONE		
x		
FEMA SPECIAL FLOOD ZONE AREA		
No		

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M

69

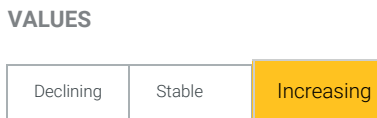
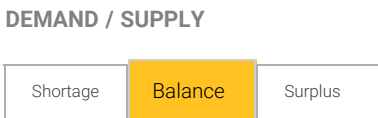
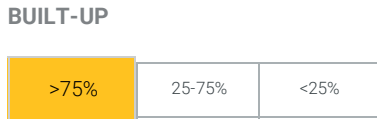
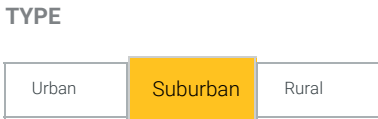
Months Supply

9.0

Avg Days Until Sale

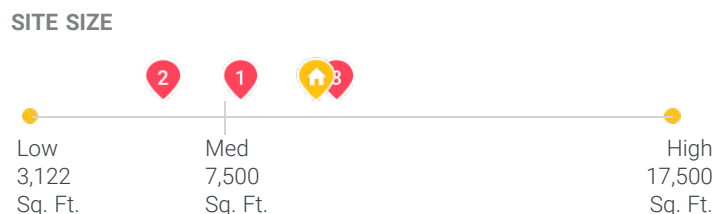
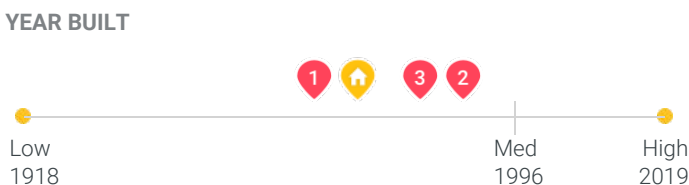
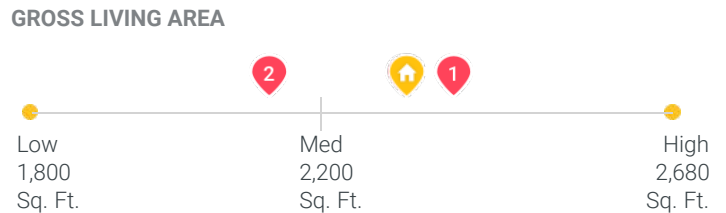
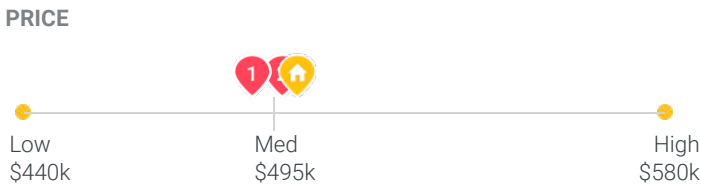
50

Subject Neighborhood as defined by the Appraiser

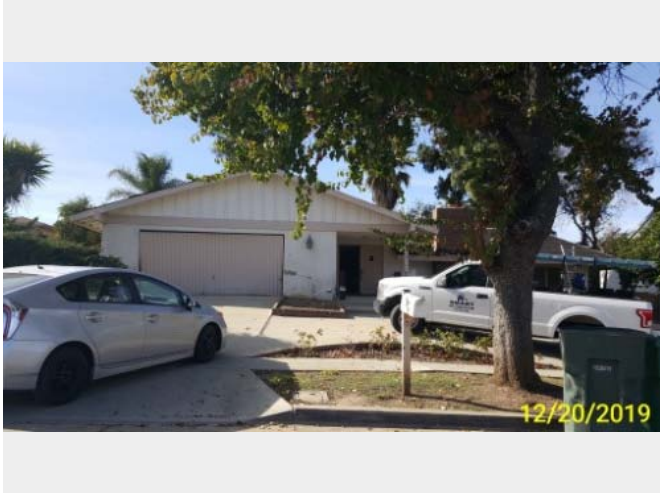


NEIGHBORHOOD & MARKET COMMENTS

SUBJECT IS LOCATED IN THE LIMITS OF RIVERSIDE WITHIN THE COMMUNITY OF CORONA. HOMES IN THE AREA ARE 1 & 2 STORY DWELLINGS WITH AVERAGE TO GOOD MAINTENANCE AND APPEAL. ACCESS TO THE SUBJECT IS VIA MONTEREY RD.. EDUCATIONAL, RECREATIONAL AND LOCAL COMMUNITY SERVICES WITHIN CLOSE PROXIMITY OF THE SUBJECT PROPERTY. Evidence indicates that market values have been increasing in the past 6 month ... *(continued in Appraiser Commentary Summary)*



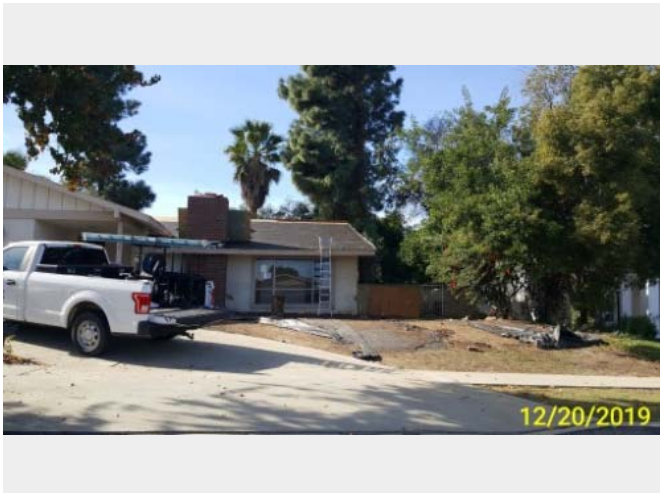
Subject Photos



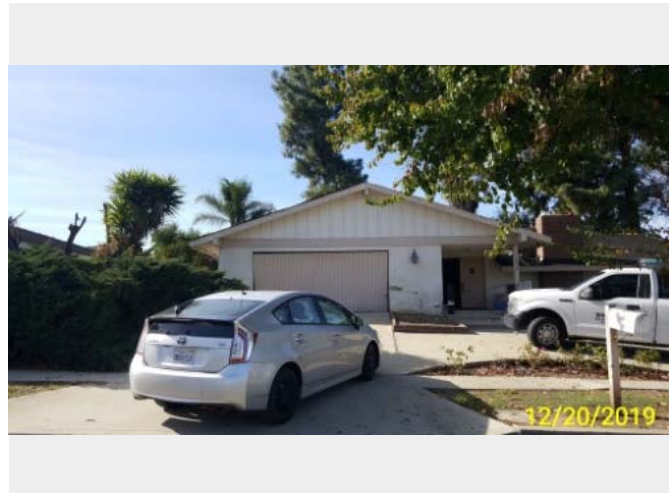
Front



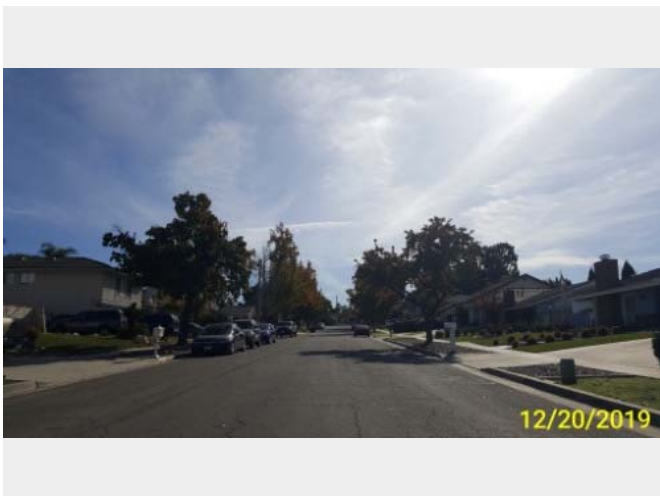
Address Verification



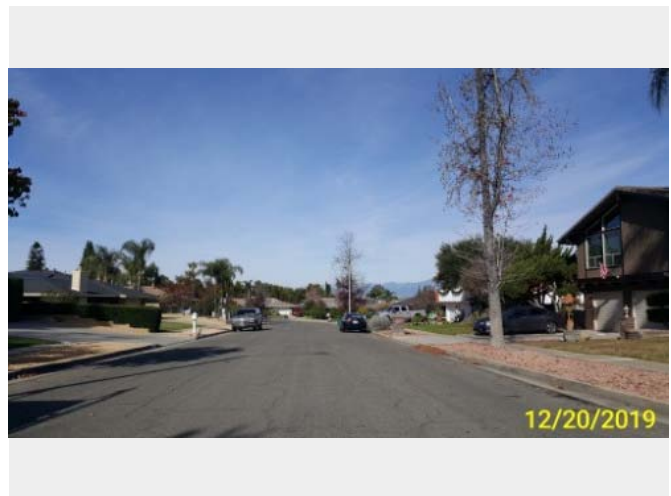
Side



Side



Street



Street

Comparable Photos

Provided by
Appraiser

1 364 E MONTEREY RD
Corona, CA 92879



Front

2 2226 LOCHNESS CIR
Corona, CA 92881



Front

3 712 ALISO ST
Corona, CA 92879



Front

Scope of Work



REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Chris Estevez, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature

 Provided by
Appraiser

EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:


1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

Assumptions, Conditions, Certifications, & Signature (Cont.)




I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Chris Estevez and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

SIGNATURE	NAME	EFFECTIVE DATE	DATE OF REPORT
	Fernando Rangel	12/23/2019	12/23/2019
LICENSE #	STATE	EXPIRATION	COMPANY
AL042699	CA	11/02/2020	Fernando Rangel

Comments - Continued

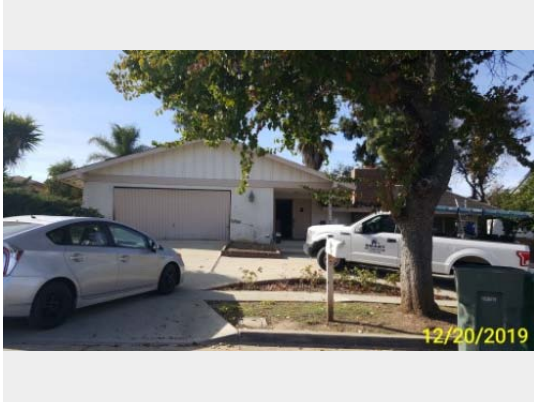
 Provided by Appraiser

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

The appraisal report has been completed based on the Extraordinary Assumption that the interior condition of the Subject Property is in the same condition as the exterior.

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

Condition & Marketability

CONDITION	⚠ Fair	Subject is in the process of repairs roof installation in progress
SIGNIFICANT REPAIRS NEEDED	⚠ Yes	Roof from the exterior
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	None
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	subject conform to the neighborhood in quality, age, style & size
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	Properties in the neighborhood are well-maintained
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	None
SUBJECT NEAR POWERLINES	✓ No	No
SUBJECT NEAR RAILROAD	✓ No	No
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	None
SUBJECT IN FLIGHT PATH OF AIRPORT	✓ No	None
ROAD QUALITY	✓ Good	Good
NEGATIVE EXTERNALITIES	✓ No	None
POSITIVE EXTERNALITIES	✓ No	None

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Chris Estevez/	01856462	Chris Estevez	Home Advisors	12/20/2019