

## Subject Details

<b>PROPERTY TYPE</b>	<b>GLA</b>
Condo	1,542 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
2	2.1
<b>STYLE</b>	<b>YEAR BUILT</b>
Townhouse	2016
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
--	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Forced Air	Central
<b>COUNTY</b>	<b>APN</b>
San Diego	4461031102

## Analysis Of Subject

Provided by Appraiser

### CONDITION RATING



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

### VIEW

Limited Sight



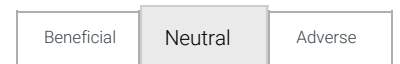
### QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

### LOCATION

Residential







### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject appears to be a townhome design with a Q3 quality rating and C3 condition rating based upon available online data and third party inspection report. No negative external influences noted by aerial imagery.

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	 <p><b>4407 Kansas St</b> San Diego, CA 92116</p>	 <p><b>4413 Kansas St</b> San Diego, CA 92116</p>	 <p><b>2627 Adams Ave</b> San Diego, CA 92116</p>	 <p><b>4223 Idaho St</b> San Diego, CA 92104</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.01 miles	0.45 miles	0.25 miles
DATA/ VERIFICATION SOURCE	MLS; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records	MLS; Public Records; Tax Records
LIST PRICE	--	--	--	--
LIST DATE	--	09/06/2019	02/06/2019	04/03/2019
SALE PRICE/PPSF	--	\$820,000 \$461/Sq. Ft.	\$730,000 \$453/Sq. Ft.	\$675,000 \$467/Sq. Ft.
CONTRACT/ PENDING DATE	--	09/16/2019	02/22/2019	05/04/2019
SALE DATE	--	10/11/2019	03/13/2019	06/17/2019
DAYS ON MARKET	--	10	16	31
LOCATION	N; Res	N; Res	N; Res	A; Comm \$25,000
LOT SIZE	--	--	--	--
VIEW	B; LtdSght	B; LtdSght	B; LtdSght	N; Res \$25,000
DESIGN (STYLE)	Townhouse	Townhouse	Townhouse	Townhouse
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3
ACTUAL AGE	3	3	17	5
CONDITION	C3	C3	C3	C3
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/2/2.1	6/2/2.1	6/3/2	6/3/2.1
GROSS LIVING AREA	1,542 Sq. Ft.	1,778 Sq. Ft. -\$17,700	1,612 Sq. Ft.	1,446 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	2 G	2 G	2 G	2 G
OTHER	Gd Upgds	Sup Upg/Appl -\$50,000	Inf Upgds \$20,000	Good Upgds
OTHER	--	--	--	--
NET ADJUSTMENTS		-8.26% -\$67,700	2.74% \$20,000	7.41% \$50,000
GROSS ADJUSTMENTS		8.26% \$67,700	2.74% \$20,000	7.41% \$50,000
ADJUSTED PRICE		\$752,300	\$750,000	\$725,000

## Sales Comparison (Continued)

Provided by  
Appraiser

	 <b>4407 Kansas St</b> San Diego, CA 92116 	 <b>4649 Utah St</b> San Diego, CA 92116 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.32 miles			
DATA/ VERIFICATION SOURCE	MLS; Tax Records	MLS; Public Records; Tax Records			
LIST PRICE	--	--			
LIST DATE	--	06/20/2019			
SALE PRICE/PPSF	--	\$659,000	\$388/Sq. Ft.		
CONTRACT/ PENDING DATE	--	06/24/2019			
SALE DATE	--	07/24/2019			
DAYS ON MARKET	--	4			
LOCATION	N; Res	N; Res			
LOT SIZE	--	--			
VIEW	B; LtdSght	N; Res	\$25,000		
DESIGN (STYLE)	Townhouse	Townhouse			
QUALITY OF CONSTRUCTION	Q3	Q3			
ACTUAL AGE	3	14			
CONDITION	C3	C3			
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	6/2/2.1	6/3/3	-\$5,000		
GROSS LIVING AREA	1,542 Sq. Ft.	1,698 Sq. Ft.	-\$11,700		
BASEMENT	None	None			
HEATING	Forced Air	Forced Air			
COOLING	Central	Central			
GARAGE	2 G	2 G			
OTHER	Gd Upgds	Avg/Inf Upg	\$50,000	--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			8.85%	\$58,300	
GROSS ADJUSTMENTS			13.92%	\$91,700	
ADJUSTED PRICE				\$717,300	

## Value Conclusion + Reconciliation

 Provided by Appraiser

**\$750,000**  
AS-IS VALUE

**1-90 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

A one mile radius search of detached homes was used.

#### EXPLANATION OF ADJUSTMENTS

Comps selected were best available found from the subject's overall market area and would be adjusted for differences in GLA/room count, age/quality and condition/appeal. Comp 1 is a recent sale from the subject's immediate development and would appear to warrant a downward adjustment for superior overall upgrade/appeal and location within the building. Most weight given to comp 1 due to location within the subject's building/development and the subject's recent listing which would set the upper limits of value for the subject.

#### ADDITIONAL COMMENTS (OPTIONAL)

Comps 2,3 had sale dates over 6 months but were included due to similar design and location within the subject's market area. #3 exceeded typical lender guidelines (15% net) but was included due to more recent COE date.

### Reconciliation Summary

Most weight given to comp 1 due to location within the subject's building/development and the subject's recent listing which would set the upper limits of value for the subject.

## Appraiser Commentary Summary

 Provided by  
Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

The subject appears to be a townhome design with a Q3 quality rating and C3 condition rating based upon available online data and third party inspection report. No negative external influences noted by aerial imagery.

### Neighborhood and Market

From Page 7

As of the effective date of report, the data available indicated values were stable, demand and supply were in balance and marketing times were under 3 months; the most recent HDI information provided to reviewer confirms these mostly stable value trends. REO activity is low and area is not REO driven.

### Analysis of Prior Sales & Listings

From Page 6

The subject had prior listing which were withdrawn from the market. No prior transfers in the past 3 years.

### Highest and Best Use Additional Comments

The subject use as a detached SFR was deemed highest and best use.

## Subject Details

 Provided by Appraiser

### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

No ● Withdrawn Nov 11, 2018 \$795,000 MLS 180037439

**LISTING STATUS**

Listed in Past Year ● Active Oct 12, 2018 \$795,000 MLS 180037439

**DATA SOURCE(S)**

MLS

**EFFECTIVE DATE**

12/30/2019

**SALES AND LISTING HISTORY ANALYSIS**

The subject had prior listing which were withdrawn from the market. No prior transfers in the past 3 years.

### Order Information

**BORROWER**

Catamount Properties 2018 LLC

**LOAN NUMBER**

39582

**PROPERTY ID**

27724518

**ORDER ID**

6469430

**ORDER TRACKING ID**

20191226\_Citi\_ClearVal

**TRACKING ID 1**

20191226\_Citi\_ClearVal

### Legal

**OWNER**

YORGASON,ROBERT J

**ZONING DESC.**

Residential

**ZONING CLASS**

R1

**ZONING COMPLIANCE**

Legal

**LEGAL DESC.**

PAR 1\*US 2 PER DOC16-0389228&UND INT IN

### 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**

\$8,302

**HOA FEES**

\$286 Per Month

**PROJECT TYPE**

Condo

**FEMA FLOOD ZONE**

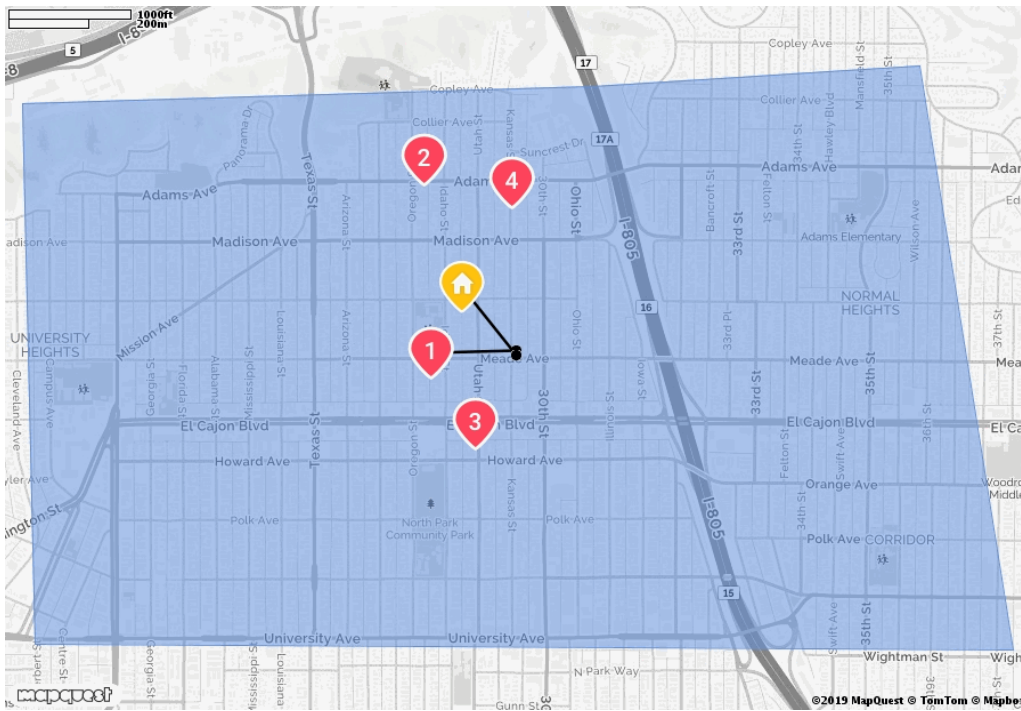
06073C1619G

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

**27**

Months Supply

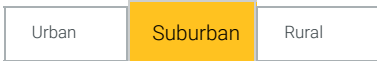
**1.5**

Avg Days Until Sale

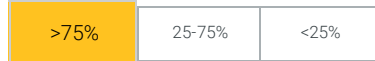
**30**

Subject Neighborhood as defined by the Appraiser

## TYPE



## BUILT-UP



## NEIGHBORHOOD & MARKET COMMENTS

As of the effective date of report, the data available indicated values were stable, demand and supply were in balance and marketing times were under 3 months; the most recent HDI information provided to reviewer confirms these mostly stable value trends. REO activity is low and area is not REO driven.

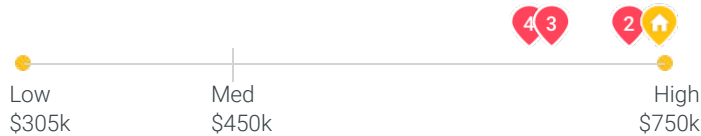
## DEMAND / SUPPLY



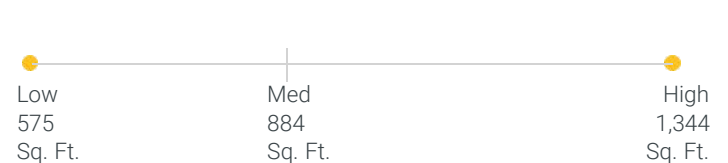
## VALUES



## PRICE



## GROSS LIVING AREA



## YEAR BUILT



## SITE SIZE

Not Applicable to Condo Assignments

## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Other



Other



Other

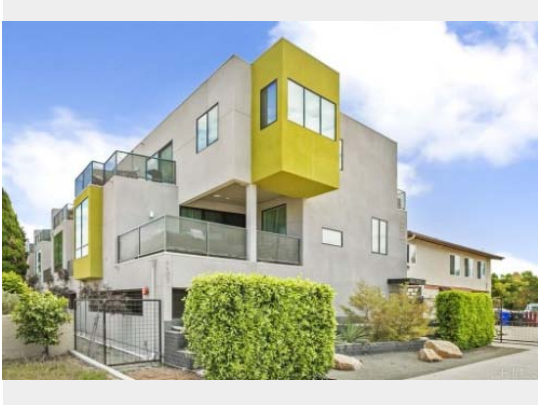


Other

## Comparable Photos

Provided by  
Appraiser

1 4413 Kansas St  
San Diego, CA 92116



Front

2 2627 Adams Ave  
San Diego, CA 92116



Front

3 4223 Idaho St  
San Diego, CA 92104



Front

### Comparable Photos

Provided by  
Appraiser

4 4649 Utah St  
San Diego, CA 92116



Front

## Scope of Work



Provided by  
Appraiser

### 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 Jason Munsterteiger, 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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

## 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 Jason Munsterteiger 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

Diane Felgenhauer

#### EFFECTIVE DATE

12/27/2019

#### DATE OF REPORT

12/27/2019

#### LICENSE #

AR026230

#### STATE

CA

#### EXPIRATION

10/06/2020

#### COMPANY

At Home Appraisals

## Comments - Continued

 Provided by  
Appraiser

### SCOPE OF WORK COMMENTS

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

3. Based on reviewing the exterior photos and aerial imagery (when available), the extraordinary assumption has been made that there are no adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc) for the subject property and the boundary lines of the property are as stated in public records. The appraiser has not reviewed a current survey of the land or the title.

### LIMITING CONDITIONS COMMENTS

2. I relied on the additional data sources for subject property characteristics and the physical inspection information and photos performed by a local real estate professional (as stated in section 9 of the reviewer certification) and did not make a personal inspection of the property that is the subject of this report. I relied on the provided exterior photos and aerial imagery (when available) to report the condition of the improvements in factual, specific terms, and I used the provided exterior photos to identify and report the physical deficiencies that could affect the liveability, soundness, or structural integrity of the property.

# Property Condition Inspection

Provided by  
Onsite Inspector



<b>PROPERTY TYPE</b> Multifamily	<b>CURRENT USE</b> Multifamily	<b>PROJECTED USE</b> Multifamily
<b>OCCUPANCY</b> Occupied	<b>GATED COMMUNITY</b> No	<b>ATTACHED TYPE</b> Detached
<b>PARKING TYPE</b> Open; 5 spaces	<b>STORIES</b> 2	<b>UNITS</b> 5
<b>EXTERIOR REPAIRS</b> \$0	<b>INTERIOR REPAIRS</b> N/A	<b>TOTAL REPAIRS</b> \$0

## Condition & Marketability

<b>CONDITION</b>	✓	Good	subject was noted to be in acceptable condition and on par with the subject.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓	No	-
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓	No	-
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓	Yes	-
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓	Good	-
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓	No	-
<b>SUBJECT NEAR POWERLINES</b>	✓	No	-
<b>SUBJECT NEAR RAILROAD</b>	✓	No	-
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓	No	-
<b>SUBJECT IN FLIGHT PATH OF AIRPORT</b>	✓	No	-
<b>ROAD QUALITY</b>	✓	Good	-
<b>NEGATIVE EXTERNALITIES</b>	✓	No	-
<b>POSITIVE EXTERNALITIES</b>	✓	Yes	highly desirable area for many buyers and renters.



## 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**

<b>ELECTRONIC SIGNATURE</b>	<b>LICENSE #</b>	<b>NAME</b>	<b>COMPANY</b>	<b>INSPECTION DATE</b>
/Jason Munsterteiger/	01293250	Jason Munsterteiger	Realty Executives/Dillon	12/27/2019