

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	12270 Merrod Way, Victorville, CA 92395	Order ID	6490140	Property ID	27792661
Inspection Date	01/15/2020	Date of Report	01/16/2020		
Loan Number	39717	APN	3091-322-77-0000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	20200114_Citi_BPO	Tracking ID 1	20200114_Citi_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Uriarte Samuel	Subject is located in a subdivision on standard lot size with sidewalks and curbs. The curb appeal is average with tile roofing and established landscaping. The square footage and room counts are common for the build as well as the lot size. Normal wear and tear updating should be expected though subject is assumed to be move in ready. A full interior inspection is needed for the most accurate value. Improved properties are still common so some level of updating may be needed to meet average market standards.
R. E. Taxes	\$2,338	
Assessed Value	\$178,500	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Jasmine Street HOA	
Association Fees	\$48 / Month (Other: Unknown)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	The market remains dominated by traditional sales with the majority of the homes sold in the last 6 months having been FMV. The market values have shown an average increase of around 0.2% for the last 12 months but have shown a total decrease of 0.3% in the past month. Standard seller concessions remain at 3% sale price. Average marketing time is at 34 days. Median GLA for SFR is 1662. Data based on half mile radius and 6 month sale date. Subject is located in one of the many subdivisions in the Victorville area. Subjects subdivision is one of the more established and is one of ...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$347,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

The market remains dominated by traditional sales with the majority of the homes sold in the last 6 months having been FMV. The market values have shown an average increase of around 0.2% for the last 12 months but have shown a total decrease of 0.3% in the past month. Standard seller concessions remain at 3% sale price. Average marketing time is at 34 days. Median GLA for SFR is 1662. Data based on half mile radius and 6 month sale date. Subject is located in one of the many subdivisions in the Victorville area. Subjects subdivision is one of the more established and is one of the first that were built in this area. This particular subdivision carries typically smaller lot sizes with speed bumps lying on every street as a safety feature but can be considered a nuisance to some. This area is popular for its closeness to multiple amenities such as dining, shopping, and entertainment. In response to increasing markets more subdivisions were built around subjects area which also brought in more amenities and updating for the area.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	12270 Merrod Way	16254 Tokay St	16169 Tokay St	12258 Jasmine Ct
City, State	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92395	92395	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.16 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,900	\$214,000	\$230,000
List Price \$	--	\$239,900	\$214,000	\$235,000
Original List Date		10/09/2019	11/15/2019	07/05/2019
DOM · Cumulative DOM	-- · --	98 · 99	58 · 62	194 · 195
Age (# of years)	32	32	35	32
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Trad	1 Story Trad	1 Story Trad	2 Stories Trad
# Units	1	1	1	1
Living Sq. Feet	1,276	1,192	1,192	1,445
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.1 acres	0.13 acres	0.1 acres
Other	Patio, porch	Patio, porch	Patio, porch	Patio, porch

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

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

Listing 1 Similar in build and appeal, interior appears to need average updating though move in ready, equal in location.

Listing 2 Similar in build and overall appeal, interior has had some partial updating to paint and flooring recently and appears move in ready, equal in location.

Listing 3 Similar in build and overall appeal, interior has had some partial updating to counters and appliances with partial flooring update recently and appears move in ready, equal in location.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	12270 Merrod Way	12271 Merrod Way	12433 Teakwood Ave	16194 Jasmine St
City, State	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92395	92395	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.19 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$219,900	\$232,616	\$219,900
List Price \$	--	\$219,900	\$229,900	\$219,900
Sale Price \$	--	\$222,000	\$230,000	\$211,000
Type of Financing	--	0 Conv	1500 Fha	0 Cash
Date of Sale	--	12/20/2019	10/28/2019	12/20/2019
DOM · Cumulative DOM	-- · --	6 · 43	56 · 98	18 · 42
Age (# of years)	32	32	29	32
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Trad	1 Story Trad	2 Stories Trad	2 Stories Trad
# Units	1	1	1	1
Living Sq. Feet	1,276	1,192	1,377	1,445
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.11 acres	0.11 acres	0.14 acres
Other	Patio, porch	Patio, porch	Patio, porch	Patio, porch
Net Adjustment	--	+\$2,900	-\$5,500	-\$7,900
Adjusted Price	--	\$224,900	\$224,500	\$203,100

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Similar in build and appeal, interior condition is assumed to need average updating though no interior photos provided, equal in location. +2900 sqft
- Sold 2** Similar in build and appeal, interior appears to need average updating though move in ready, equal in location. -3500 sqft, -2K bath
- Sold 3** Similar in build and appeal though in two story model, interior appears to need average updating though move in ready, equal in location. -5900 sqft, -2K bath

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				One prior MLS sale in 2008			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$230,000	\$230,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
<p>Parameters for search used were: 6 months sale date, half mile radius, +- 200 sqft, +-5 year age difference. 7 sold comps and 5 list comps were returned. Comps chosen are similar in marketability and amenity as well as location, unless otherwise noted due to a lack of available comps. This report is completed assuming subject was built using standard builder grade materials with no assumed updating. Adjustments to the comps have been made, where necessary, to bring the comps as close to subject as possible for accurate pricing. The most weight has been placed on sold comp 1 which is most similar in overall appeal and condition. Subject is located in a populated area that can be marketed to most average home buyers. Subject list price should be competitive with the available list comps for maximum exposure with pricing emphasis placed on the pending list comps. 90 day marketing times are uncommon in this area so an increased list price above available list comps would be needed if 90+ day marketing time is the goal. Value is based on exterior only and the assumption the interior is in average condition. Any discrepancies in this assumption could affect the suggested value either way.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 16254 Tokay St
Victorville, CA 92395



Front

L2 16169 Tokay St
Victorville, CA 92395



Front

L3 12258 Jasmine Ct
Victorville, CA 92395



Front

Sales Photos

S1 12271 Merrod Way
Victorville, CA 92395



Front

S2 12433 Teakwood Ave
Victorville, CA 92395



Front

S3 16194 Jasmine St
Victorville, CA 92395



Front

ClearMaps Addendum

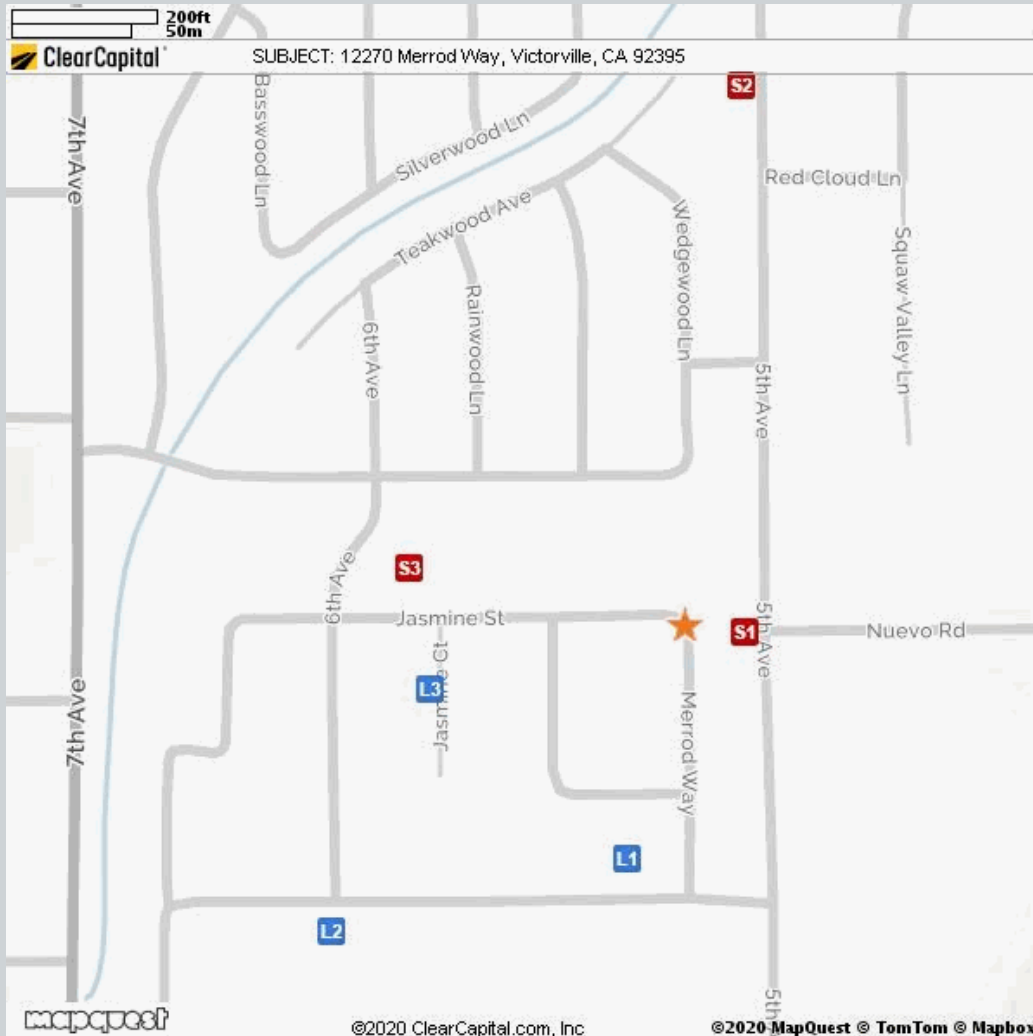
Address ★ 12270 Merrod Way, Victorville, CA 92395

Loan Number 39717

Suggested List \$230,000

Suggested Repaired \$230,000

Sale \$220,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12270 Merrod Way, Victorville, CA	--	Parcel Match
L1 Listing 1	16254 Tokay St, Victorville, CA	0.08 Miles ¹	Parcel Match
L2 Listing 2	16169 Tokay St, Victorville, CA	0.16 Miles ¹	Parcel Match
L3 Listing 3	12258 Jasmine Ct, Victorville, CA	0.09 Miles ¹	Parcel Match
S1 Sold 1	12271 Merrod Way, Victorville, CA	0.02 Miles ¹	Parcel Match
S2 Sold 2	12433 Teakwood Ave, Victorville, CA	0.19 Miles ¹	Parcel Match
S3 Sold 3	16194 Jasmine St, Victorville, CA	0.10 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** 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

Broker Name	Jessica Lynn Lewis 1	Company/Brokerage	Elite REO Services
License No	01733706	Address	13735 Kiowa Rd Apple Valley CA 92308
License Expiration	12/27/2022	License State	CA
Phone	7607845224	Email	jessica.lewis@elitereo.com
Broker Distance to Subject	6.14 miles	Date Signed	01/15/2020

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.