

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	9930 Highland Avenue D, Alta Loma, CA 91737	Order ID	6794403	Property ID	28626686
Inspection Date	08/10/2020	Date of Report	08/11/2020		
Loan Number	40005	APN	0201-396-64-0000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	20200807_Citi_BPO+Update	Tracking ID 1	20200807_Citi_BPO+Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$3,634	Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in second half of 20th century. Subject conforms to neighborhood which is comprised of a mix of single story properties, two-story properties, townhomes, condos and apartments. Local assessor custom is to assign a lot size approximately equal to the condo GLA. The assigned lot size and differences between lot sizes both within the community and between communities has no impact on valuation.	
Assessed Value	\$315,000		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Foothill Highland		
Association Fees	\$286 / Month (Pool,Landscaping,Tennis)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	The Rancho Cucamonga hillside area is a suburban developed area with both single- level and two-story homes. Many of the homes are of custom design incorporating features such as horse facilities, pools, tennis courts often on larger lots. Parks, schools and shopping are all in the area. Construction quality is of average-to-above builder standard and property conditions are generally of average-to-excellent condition with average-to-good curb appeal. Generally prices increase the further north (uphill) the location. The market demand is strong however prices appear level. Sel...	
Sales Prices in this Neighborhood	Low: \$233,000 High: \$1,400,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The Rancho Cucamonga hillside area is a suburban developed area with both single-level and two-story homes. Many of the homes are of custom design incorporating features such as horse facilities, pools, tennis courts often on larger lots. Parks, schools and shopping are all in the area. Construction quality is of average-to-above builder standard and property conditions are generally of average-to-excellent condition with average-to-good curb appeal. Generally prices increase the further north (uphill) the location. The market demand is strong however prices appear level. Seller concessions are few and REO activity is less than 5% of the resale market. Industrial and other external factors are minimal.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9930 Highland Avenue D	6936 Doheny Pl Apt C	6958 Doheny Place	7210 Hermosa Ave
City, State	Alta Loma, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA
Zip Code	91737	91701	91701	91701
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	0.68 ¹	0.99 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$325,000	\$360,000	\$385,000
List Price \$	--	\$325,000	\$360,000	\$385,000
Original List Date		08/05/2020	07/31/2020	06/11/2020
DOM · Cumulative DOM	-- · --	0 · 6	10 · 11	22 · 61
Age (# of years)	32	35	35	34
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,030	1,104	1,110	1,286
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2	2 · 3	3 · 2 · 1
Total Room #	4	4	4	5
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	0.04 acres	0.03 acres	0.03 acres	0.03 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** MLS Description: Huntington Villas 2 Bed 2 bath 2 car garage, laundry in unit, unit is upstairs MY COMMENTS: Comparable is in a nearby community of similar character. Comparable is most comparable due to proximity and GLA considerations. Comparable is in pending status upon MLS entry.
- Listing 2** MLS Description: Location location location! Nice condo in the Huntington Villas Community in Rancho Cucamonga. Large living room space with spacious kitchen and dining area. Large walk-in closet for all bedrooms upstairs. Kitchen features granite counter tops and breakfast bar. The unit features one attached garage and one assigned parking right outside the garage. Great school district for both junior and high school. Community features pool, spa, greenbelts and play ground for the kids. The community Located minutes from Victoria Gardens featuring great shopping and dining! Don't miss out the chance for this fantastic home! MY COMMENTS: Comparable is in a nearby neighborhood of similar character. Comparable is superior GLA.
- Listing 3** MLS Description: 3 Bedrooms/2.5 Bath condo in Stonegate Community, City of Alta Loma. This gated community offers pool/spa and beautiful maintained walkways throughout this lovely community. Condo features; gas fireplace, 2 car attached garage with washer/dryer hookers, and private patio, wall to wall carpet upstairs, wood laminate flooring in living/dining area, and stainless steel appliances in the Kitchen. This unit is steps away from walking and bike riding city trail. Water and Trash paid through monthly HOA Dues. MY COMMENTS: Comparable is in slightly inferior location/community. Comparable is superior GLA/bedroom count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	9930 Highland Avenue D	9926 Highland Ave Unit D	9882 Highland Ave Unit D	9900 Highland Ave Unit B
City, State	Alta Loma, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA	Rancho Cucamonga, CA
Zip Code	91737	91737	91737	91737
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.06 ¹	0.08 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$385,000	\$369,000	\$357,000
List Price \$	--	\$375,000	\$359,000	\$357,000
Sale Price \$	--	\$375,000	\$355,500	\$344,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/09/2020	06/11/2020	06/05/2020
DOM · Cumulative DOM	-- · --	66 · 93	45 · 101	22 · 52
Age (# of years)	32	32	32	32
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,030	1,030	1,030	996
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 3 · 1	2 · 2 · 1	2 · 2
Total Room #	4	4	4	4
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	0.04 acres	0.02 acres	0.02 acres	0.02 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,000	\$0	-\$2,300
Adjusted Price	--	\$365,000	\$355,500	\$342,200

* Sold 2 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** MLS Description: Turnkey, modern condo in highly sought after Foothill Highland Community north of the 210 Freeway in Alta Loma (Rancho Cucamonga) area. Property is two stories with two bedrooms and two bathrooms upstairs and one half bath downstairs. Master bedroom includes walk in closet. Unit features attached two car garage and small end cap patio. End unit is also a great feature as there is only one neighbor sharing a wall. Ceramic tile was installed throughout entire condo, including kitchen. Property has been completely modernized and renovated within the past two years. Please don't miss out on this wonderful opportunity to be in this very desirable, gated HOA which is proximal to the 210 freeway, Vons and Trader Joe's shopping center, Chaffey College and Los Osos High School which is one of the most desirable school districts in the entire area. MY COMMENTS: Comparable and subject are in same community. Comparable and subject appear to be same model. Comparable is in superior condition. Comparable is superior due to condition. Adjustment of -\$10,000 condition difference.
- Sold 2** MLS Description: EXCELLENT LOCATION,GATED COMMUNITY ,NORTH OF 210 FREEWAY IN MOST DESIRABLE AREA OF RANCHO CUCAMONGA.TWO CAR ATTACHED GARAGE WITH DIRECT ACCESS TO DOWNSTAIRS KITCHEN AND LIVING ROOM.IT IS A END UNIT WITH A SMALL ENCLOSED PATIO.UPSTAIRS HAS TWO BEDROOMS WITH TWO BATH ROOMS.VERY CLEAN UNIT WITH LOTS OF UPGRADES.IT IS VERY CLOSE TO GREAT SHOPPING CENTER LESS THAN MILE WHICH INCLUDES VONS,TRADER JOE AND MANY GOOD EATERIES.BEST SCHOOL DISTRICT IN THE INLAND EMPIRE.MUST SEE BE THE FIRST, MY COMMENTS: Comparable and subject are in same community. Comparable and subject appear to be same model. Comparable is most comparable due to same model, same condition. No adjustments.
- Sold 3** MLS Description: Super clean, just painted, updated and ready to move in. This darling home offers 2 bedrooms, 2 bathrooms which include a master bedroom and beautiful remodeled private bath. Though-out the home is wood like flooring. The cute kitchen has stainless steel oven/stove, refrigerator & granite counter tops. The 2 car attached garage with laundry area has a washer & dryer that is included in the sale. There is a private front patio with a perfect space for a patio set plus a patio balcony off the dining room. The gated community offers a sparkling pool, tennis courts and playground. Great home, Great neighborhood, Great Complex. HOA includes water and trash MY COMMENTS: Comparable and subject are in same community. Comparable has some updating, overall in average condition. Adjustments of -\$4000 updates, +\$1700 GLA difference at \$50/sq ft for a total adjustment of -\$2300.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows one historical listing for subject property, a sale in 2018. CRMLS is the primary MLS for the area. Public records show a trustee deed dated 01/28/2020 and recorded 02/07/2020 for \$299,700			
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	\$358,800	\$358,800
Sales Price	\$355,500	\$355,500
30 Day Price	\$355,500	--
Comments Regarding Pricing Strategy		
The suggested list price is most influenced by Sold 2 and Sold 3, the most recent sales in the same community. The sale price is a small discount, consistent with market dynamics, and specifically matched to Sold 2 price, a same model in same condition in the same community. The 30 day price is same as sale price due to DOM running under 30 days in this marketplace. The listed properties, all outside the subject's community, support the list and sale price conclusions.		

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



Front



Address Verification



Address Verification

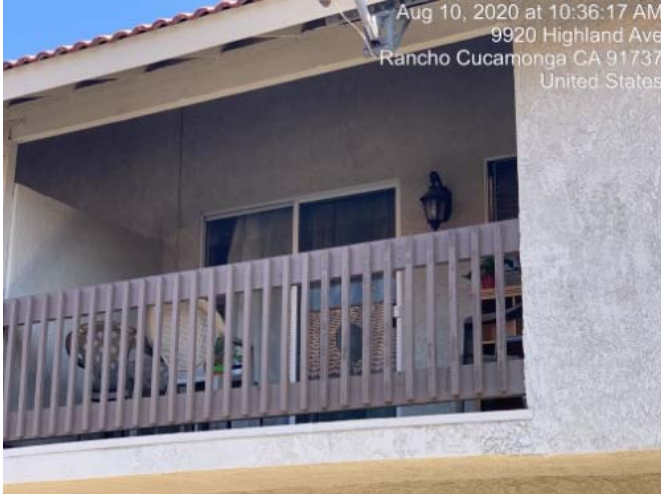


Street



Street

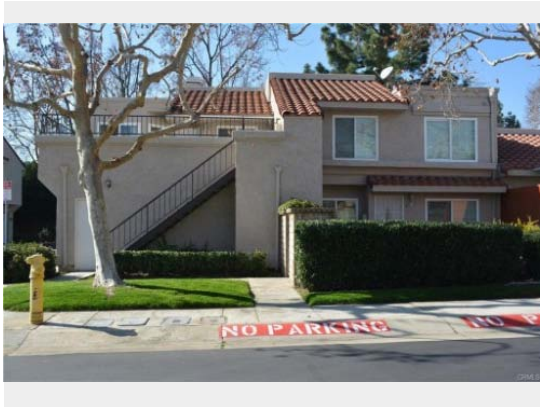
Subject Photos



Other

Listing Photos

L1 6936 Doheny Pl Apt C
Rancho Cucamonga, CA 91701



Front

L2 6958 Doheny Place
Rancho Cucamonga, CA 91701



Front

L3 7210 Hermosa Ave
Rancho Cucamonga, CA 91701



Front

Sales Photos

S1 9926 Highland Ave UNIT D
Rancho Cucamonga, CA 91737



Front

S2 9882 Highland Ave UNIT D
Rancho Cucamonga, CA 91737



Front

S3 9900 Highland Ave Unit B
Rancho Cucamonga, CA 91737



Front

ClearMaps Addendum

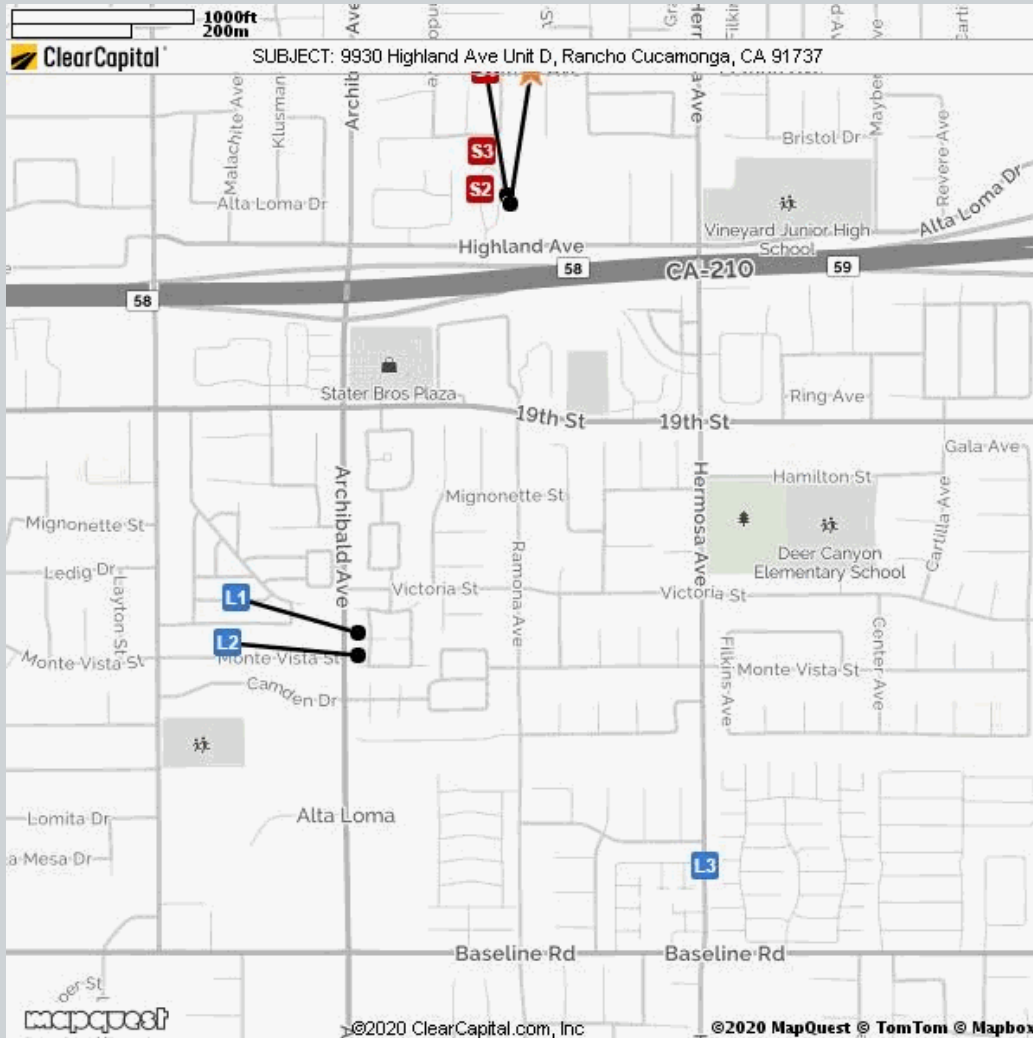
Address ★ 9930 Highland Avenue D, Alta Loma, CA 91737

Loan Number 40005

Suggested List \$358,800

Suggested Repaired \$358,800

Sale \$355,500



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9930 Highland Ave Unit D, Rancho Cucamonga, CA	--	Parcel Match
L1 Listing 1	6936 Doheny Pl Apt C, Rancho Cucamonga, CA	0.65 Miles ¹	Parcel Match
L2 Listing 2	6958 Doheny Place, Rancho Cucamonga, CA	0.68 Miles ¹	Parcel Match
L3 Listing 3	7210 Hermosa Ave, Rancho Cucamonga, CA	0.99 Miles ¹	Parcel Match
S1 Sold 1	9926 Highland Ave Unit D, Rancho Cucamonga, CA	0.01 Miles ¹	Parcel Match
S2 Sold 2	9882 Highland Ave Unit D, Rancho Cucamonga, CA	0.06 Miles ¹	Parcel Match
S3 Sold 3	9900 Highland Ave Unit B, Rancho Cucamonga, CA	0.08 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.

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

Broker Name	Michael O'Connor	Company/Brokerage	Diamond Ridge Realty
License No	01517005	Address	12523 Limonite Avenue Eastvale CA 91752
License Expiration	10/04/2022	License State	CA
Phone	9518474883	Email	RealtorOConnor@aol.com
Broker Distance to Subject	11.32 miles	Date Signed	08/10/2020

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.