

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>	3312 Mcdougald Boulevard, Stockton, CA 95206	<b>Order ID</b>	7103671	<b>Property ID</b>	29547894
<b>Inspection Date</b>	02/14/2021	<b>Date of Report</b>	02/28/2021		
<b>Loan Number</b>	40051	<b>APN</b>	164-210-06		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Joaquin		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	BPO_Update	<b>Tracking ID 1</b>	BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Catamount Properties 2018 LLC	<p>The subject is currently listed for \$449,000. Comments in the MLS "Absolutely stunning Weston Ranch home in a prime location with ease of access to the freeway &amp; amenities. Enter through the double front doors to the formal entry area showcasing the elegant staircase. The bright &amp; open formal living &amp; dining area showcases cathedral wood beam ceilings. The updated kitchen has stylish new countertops, bright white cabinets, new fixtures &amp; trendy stainless steel appliances. All of this opens up to the cozy family room with fireplace and has views of the luscious backyard. Also downstairs hosts a private office area &amp; full bathroom. Wander upstairs to the 3 generously sized bedrooms and updated bathrooms. The master suite has an enormous amount of storage space with the double closets. The classy master bath hosts chic double sinks, a relaxing soaking tub &amp; separate shower. Outside in the tranquil backyard there is plenty of shade with the mature trees, creative patio areas &amp; an abundance of space to make it your own. This is one you don't want to miss!" Two story home with exterior stucco, front porch and tile roof. This report is based on an exterior visual inspection only. Agent did not see the amenities inside the house; therefore an assumption was made as to the interior o...</p>
<b>R. E. Taxes</b>	\$4,007	
<b>Assessed Value</b>	\$301,109	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Secured by agent)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	<p>The subject is located in a neighborhood of conforming residential homes. There is a range of homes in the area, starting with smaller, and more entry level homes in original condition leading to larger, more upgraded homes with an increased amount of premium upgrades and attributes. Homes range in size from approximately 1000 SF to more than 3000 SF in size with most homes being similar in effective age to the subject.</p>
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$335,000 High: \$465,000	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Condition Comments

The subject is currently listed for \$449,000. Comments in the MLS "Absolutely stunning Weston Ranch home in a prime location with ease of access to the freeway & amenities. Enter through the double front doors to the formal entry area showcasing the elegant staircase. The bright & open formal living & dining area showcases cathedral wood beam ceilings. The updated kitchen has stylish new countertops, bright white cabinets, new fixtures & trendy stainless steel appliances. All of this opens up to the cozy family room with fireplace and has views of the luscious backyard. Also downstairs hosts a private office area & full bathroom. Wander upstairs to the 3 generously sized bedrooms and updated bathrooms. The master suite has an enormous amount of storage space with the double closets. The classy master bath hosts chic double sinks, a relaxing soaking tub & separate shower. Outside in the tranquil backyard there is plenty of shade with the mature trees, creative patio areas & an abundance of space to make it your own. This is one you don't want to miss!" Two story home with exterior stucco, front porch and tile roof. This report is based on an exterior visual inspection only. Agent did not see the amenities inside the house; therefore an assumption was made as to the interior of the subject property to being in of average condition. Age, room count and sq. ft. of living area were obtained from the tax records. Agent recommends having the interior inspected.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3312 Mcdougald Boulevard	3296buttrick Ln	1006kate Linde Cir	603 Queensland Cir
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95206	95206	95206	95206
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 <sup>1</sup>	0.36 <sup>1</sup>	0.14 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$397,000	\$389,500	\$396,900
List Price \$	--	\$397,000	\$389,500	\$396,900
Original List Date		02/12/2021	10/03/2020	02/02/2021
DOM · Cumulative DOM	-- · --	4 · 16	5 · 148	1 · 26
Age (# of years)	31	28	26	16
Condition	Good	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	Beneficial ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,047	1,875	1,726	2,015
Bdrm · Bths · ½ Bths	3 · 3	4 · 3	4 · 3	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 3 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	0.160 acres	0.130 acres	0.120 acres	0.086 acres
Other	--	--	--	--

\* Listing 2 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.

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

**Listing 1** This comp is smaller than subject property. Adjustments \$397,000 + \$ 4000 (garage space) + \$ 8500 (size) = \$409,500

**Listing 2** This comp is smaller than subject property. Pending sale. Adjustments \$ 389,500 + \$ 4000 (garage space) + \$ 16000 (size) + \$ 10000 (condition) = \$ 419,500

**Listing 3** New floors throughout and newer AC unit. Pending sale. Adjustments \$ 396,900 + \$ 2000 (baths) + \$ 4000 (garage space) + \$ 6000 (lot size) + \$ 10000 (condition) = \$ 418,900

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3312 Mcdougald Boulevard	3709 Mcdougald Blvd	3733 Steve Lillie Cir	1867 Pisa
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95206	95206	95206	95206
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 <sup>1</sup>	0.28 <sup>1</sup>	0.99 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,999	\$429,000	\$439,000
List Price \$	--	\$399,999	\$439,000	\$439,000
Sale Price \$	--	\$398,000	\$439,500	\$445,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	08/31/2020	01/29/2021	11/25/2020
DOM · Cumulative DOM	-- · --	34 · 34	10 · 77	18 · 67
Age (# of years)	31	31	31	19
Condition	Good	Good	Good	Good
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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,047	2,332	1,901	2,231
Bdrm · Bths · ½ Bths	3 · 3	5 · 3	4 · 3	4 · 3
Total Room #	7	8	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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	0.160 acres	0.130 acres	0.150 acres	0.120 acres
Other	--	--	--	--
Net Adjustment	--	+\$6,000	+\$7,000	-\$5,000
Adjusted Price	--	\$404,000	\$446,500	\$440,000

\* Sold 2 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.

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

**Sold 1** This comp is larger than subject property. Adjustments \$ 398,000 - \$ 14000 (size) + \$ 20000 (market condition) = \$ 404000

**Sold 2** One bedroom and one bath on the first floor. New kitchen, new flooring and fresh painting. Adjustments \$ 439,500 + \$ 7000 (size) = \$446,500

**Sold 3** This comp is larger than subject property. Adjustments \$ 445,000 + \$ 4000 (garage space) - \$ 9000 (size) = \$ 440,000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Keller Williams Realty	The subject has not been sold thru the MLS system in the last 12 months, however there is a transfer dated 01/01/2020					
<b>Listing Agent Name</b>	Belinda M Mills						
<b>Listing Agent Phone</b>	209-747-4177						
<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>
02/13/2021	\$449,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$450,000	\$450,000
<b>Sales Price</b>	\$445,000	\$445,000
<b>30 Day Price</b>	\$435,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The pool of comparable used to derive the above data was obtained from a search completed on the local MLS system. The following parameters were used: MLS area Stockton, 0.500 mile radius, back 6 months in time, dwelling square footage ranged from 1639 to 2455 sq. ft., the year built ranged from 1985 to 1995. The search returned 4 sale and 3 active/pending listing. Due to a lack of recent activity, the comparable search parameters could not be meet. Search parameters were expanded up to 1 mile on distance, regardless of size and age. The most recent relevant comparable were used in this report. Currently, the subject's immediate and general markets are experiencing stable or increasing values in some neighborhood. Some neighborhoods are still very sought with less supply available. Homes appear to continue to sell less than two months when priced a fair market value for these current conditions. <b>**Disclaimer**</b> This is not a formal appraisal and is not to be used for the purpose of financing. Prior report was based with the subject property to be in average condition. The subject is now in good condition and pending sale</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** To explain the duplicate variance, market changes since the prior was completed played a large part in this variance. Furthermore, differences in gla between the subjects and comps added to the inaccuracy of the prior.



## Subject Photos



Front



Front



Address Verification



Side



Side



Side

## Subject Photos



Street



Street



Other



## Listing Photos

**L1** 3296Buttrick Ln  
Stockton, CA 95206



Front

**L2** 1006Kate Linde Cir  
Stockton, CA 95206



Front

**L3** 603 Queensland Cir  
Stockton, CA 95206



Front

## Sales Photos

**S1** 3709 Mcdougald Blvd  
Stockton, CA 95206



Front

**S2** 3733 Steve Lillie Cir  
Stockton, CA 95206



Front

**S3** 1867 Pisa  
Stockton, CA 95206



Front

## ClearMaps Addendum

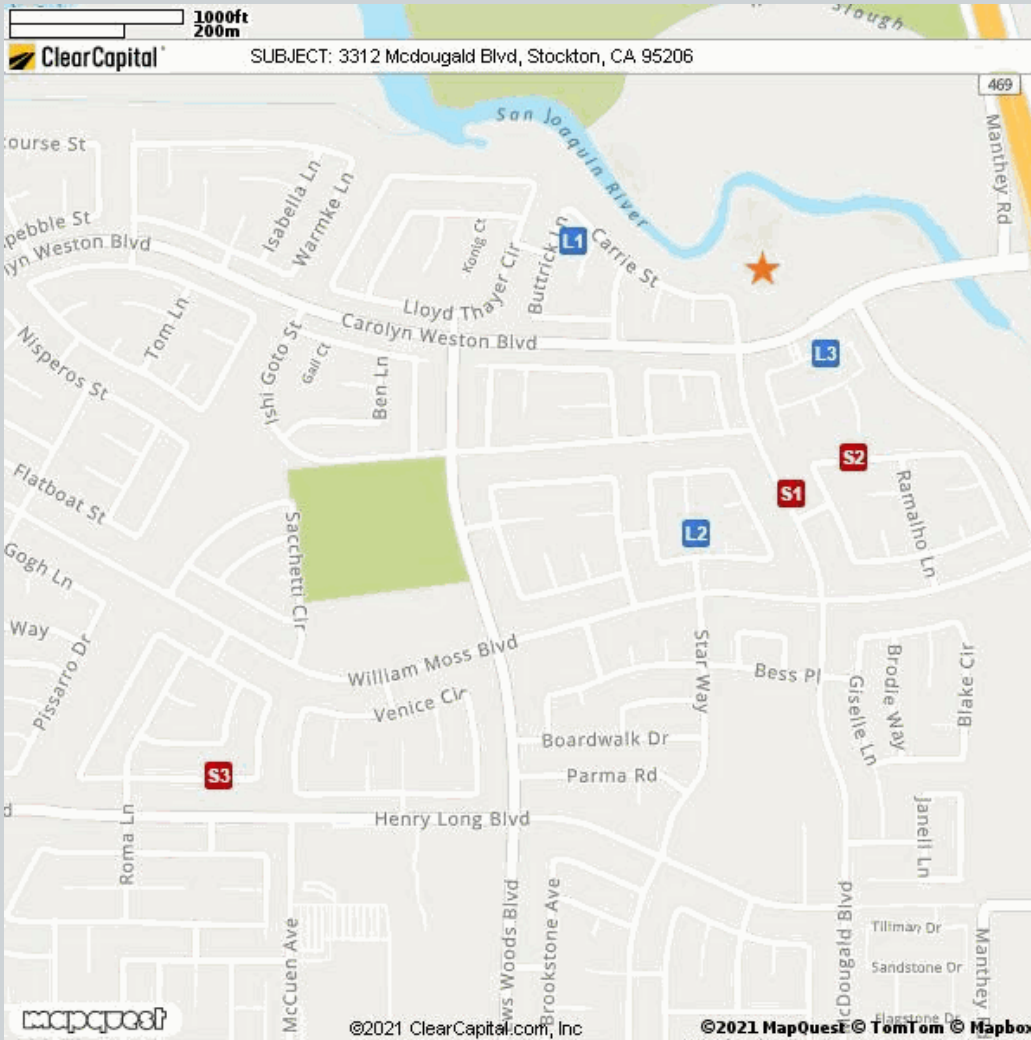
**Address** ★ 3312 Mcdougald Boulevard, Stockton, CA 95206

**Loan Number** 40051

**Suggested List** \$450,000

**Suggested Repaired** \$450,000

**Sale** \$445,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3312 Mcdougald Boulevard, Stockton, CA 95206	--	Parcel Match
L1	3296buttrick Ln, Stockton, CA 95206	0.25 Miles <sup>1</sup>	Parcel Match
L2	1006kate Linde Cir, Stockton, CA 95206	0.36 Miles <sup>1</sup>	Parcel Match
L3	603 Queensland Cir, Stockton, CA 95206	0.14 Miles <sup>1</sup>	Parcel Match
S1	3709 Mcdougald Blvd, Stockton, CA 95206	0.30 Miles <sup>1</sup>	Parcel Match
S2	3733 Steve Lillie Cir, Stockton, CA 95206	0.28 Miles <sup>1</sup>	Parcel Match
S3	1867 Pisa, Stockton, CA 95206	0.99 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>	Gavina R. Franklin	<b>Company/Brokerage</b>	Riggs & Associates Inc.
<b>License No</b>	01349265	<b>Address</b>	4600 N. Pershing, Suite D Stockton CA 95207
<b>License Expiration</b>	08/20/2022	<b>License State</b>	CA
<b>Phone</b>	2094785900	<b>Email</b>	imgavina@sbcglobal.net
<b>Broker Distance to Subject</b>	5.41 miles	<b>Date Signed</b>	02/27/2021

*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.**