

Subject Details

PROPERTY TYPE	GLA
SFR	2,708 Sq. Ft.
BEDS	BATHS
5	3.1
STYLE	YEAR BUILT
Contemp	2006
LOT SIZE	OWNERSHIP
0.13 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	3 Car(s)
HEATING	COOLING
Central	Central
COUNTY	APN
Solano	0133482130

Analysis Of Subject

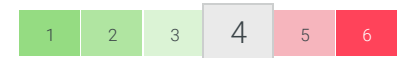
Provided by Appraiser

CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

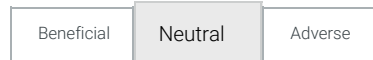
QUALITY RATING



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

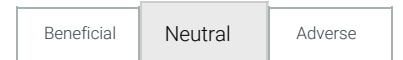
VIEW

Residential



LOCATION

Residential




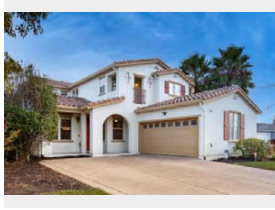

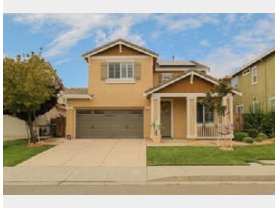




SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Per the PCI the subject appears to be in average condition with no damage noted. Per the exterior inspection the subject appears in average condition. The subject does not back to commercial and is located in a court.

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE							
	 812 Windsor Ct Vacaville, CA 95688 	 754 Cannon Station Ct Vacaville, CA 95688 	 484 Cache Ct Vacaville, CA 95688 	 705 Del Mar Cir Vacaville, CA 95688 				
COMPARABLE TYPE	--	Sale	Sale	Sale				
MILES TO SUBJECT	--	0.07 miles	0.23 miles	0.16 miles				
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records	MLS; Public Records	MLS; Public Records				
LIST PRICE	--	--	--	--				
LIST DATE	--	11/29/2019	08/15/2019	02/25/2020				
SALE PRICE/PPSF	--	\$560,000 \$196/Sq. Ft.	\$538,000 \$207/Sq. Ft.	\$508,000 \$211/Sq. Ft.				
CONTRACT/ PENDING DATE	--	12/06/2019	10/10/2019	01/07/2020				
SALE DATE	--	01/03/2020	10/09/2019	02/07/2020				
DAYS ON MARKET	--	4	55	176				
LOCATION	N; Res	N; Res	N; Res	N; Res				
LOT SIZE	0.13 Acre(s)	0.13 Acre(s)	0.10 Acre(s)	0.09 Acre(s)				
VIEW	N; Res	N; Res	N; Res	N; Res				
DESIGN (STYLE)	Contemp	Contemp	Contemp	Contemp				
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4				
ACTUAL AGE	14	14	8	6				
CONDITION	C4	C4	C4	C4				
SALE TYPE		Arms length	Arms length	Arms length				
ROOMS/BEDS/BATHS	8/5/3.1	8/5/3 \$2,500	8/4/3 \$2,500	8/5/2.1 \$7,500				
GROSS LIVING AREA	2,708 Sq. Ft.	2,859 Sq. Ft. -\$8,000	2,599 Sq. Ft. \$5,500	2,409 Sq. Ft. \$15,000				
BASEMENT	None	None	None	None				
HEATING	Central	Central	Central	Central				
COOLING	Central	Central	Central	Central				
GARAGE	3 GA	2 GA \$5,000	2 GA \$5,000	2 GA \$5,000				
OTHER	--	--	--	--				
OTHER	--	--	--	--				
NET ADJUSTMENTS		-0.09% -\$500	2.42% \$13,000	5.41% \$27,500				
GROSS ADJUSTMENTS		2.77% \$15,500	2.42% \$13,000	5.41% \$27,500				
ADJUSTED PRICE		\$559,500	\$551,000	\$535,500				

Value Conclusion + Reconciliation



\$555,000
AS-IS VALUE

1-45 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

Search conducted on a .75 mile radius and +/-15%.

EXPLANATION OF ADJUSTMENTS

GLA \$50/sf. No site adjustment could be extracted in the market. Bath adjustment was at \$5000 for a full bath and \$2500/half bath. Across the board adjustment for a garage using historical paired sales.

ADDITIONAL COMMENTS (OPTIONAL)

MLS comments 754 Cannon Station Ct - A home for the holidays! Come see this stunning move-in ready home! It features a freshly remodeled kitchen complete with brand new stainless steel appliances, quartz counter tops, a huge kitchen island and recessed lighting! (Any chef's dream)! It also includes fresh paint, plantation shutters, 2 downstairs bedrooms, an in home laundry room, an upstairs loft and a whole house fan! The master bathroom has been updated with fresh paint, new hardware and new light fixtures. The backyard is complete with an awning, a beautiful fountain and freshly installed grass. 484 Cache Ct - Amazing North Village Home! 4 Bedrooms 3 baths with the 4th bedroom and full bath downstairs. Open concept formal dining/living room. Kitchen boast beautiful white cabinets, granite counter tops, eat at island, spacious pantry. Family room with gas fireplace. Loft upstairs has plenty of space to have a office, exercise or play area. Easy access to low maintenance backyard featuring covered patio, stamped concrete, synthetic grass plus a shed for storage. All this and Solar too save on your energy bill. Close to parks, easy access for commuters to HWY 80. Great place to call home. 705 Del Mar Cir - Come HOME for the Holidays!!!! 5 Bedroom almost new home! Only 1 owner! Kitchen has Granite island and counters, GAS range, refrigerator, tile flooring and walk in pantry! The Family room with Fireplace and custom shelving is right off the kitchen. Formal living and dining as you enter the home, the laundry room is conveniently located upstairs, A/C, huge bedrooms, rare private driveway! 2 car garage. Parks and walking paths surround this home. Fantastic location to the freeway, shopping, Kaiser and Genetech. Hurry and come see this Beauty!

Reconciliation Summary

Most weight is given to comps 1 and 2 due to proximity and GLA.

Appraiser Commentary Summary

 Provided by Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Per the PCI the subject appears to be in average condition with no damage noted. Per the exterior inspection the subject appears in average condition. The subject does not back to commercial and is located in a court.

Neighborhood and Market

From Page 6

The search was conducted on a .75 mile radius and +/-15% GLA.

Analysis of Prior Sales & Listings

From Page 5

Highest and Best Use Additional Comments

The subject meets all 4 H&B tests as above.

Subject Details



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,Tax Records

EFFECTIVE DATE
02/24/2020

SALES AND LISTING HISTORY ANALYSIS

Order Information

BORROWER	LOAN NUMBER
Catamount Properties 2018 LLC	40056
PROPERTY ID	ORDER ID
28081718	6624535
ORDER TRACKING ID	TRACKING ID 1
Citi_ClearVal_02.21.20	Citi_ClearVal_02.21.20

Legal

OWNER	ZONING DESC.
BALLESTEROS,RICARDO T & A M	Residential
ZONING CLASS	ZONING COMPLIANCE
R1-3.6	Legal
LEGAL DESC.	
NORTH VILLAGE 1 SUB BK-PG 74-83 LOT 105	

Highest and Best Use

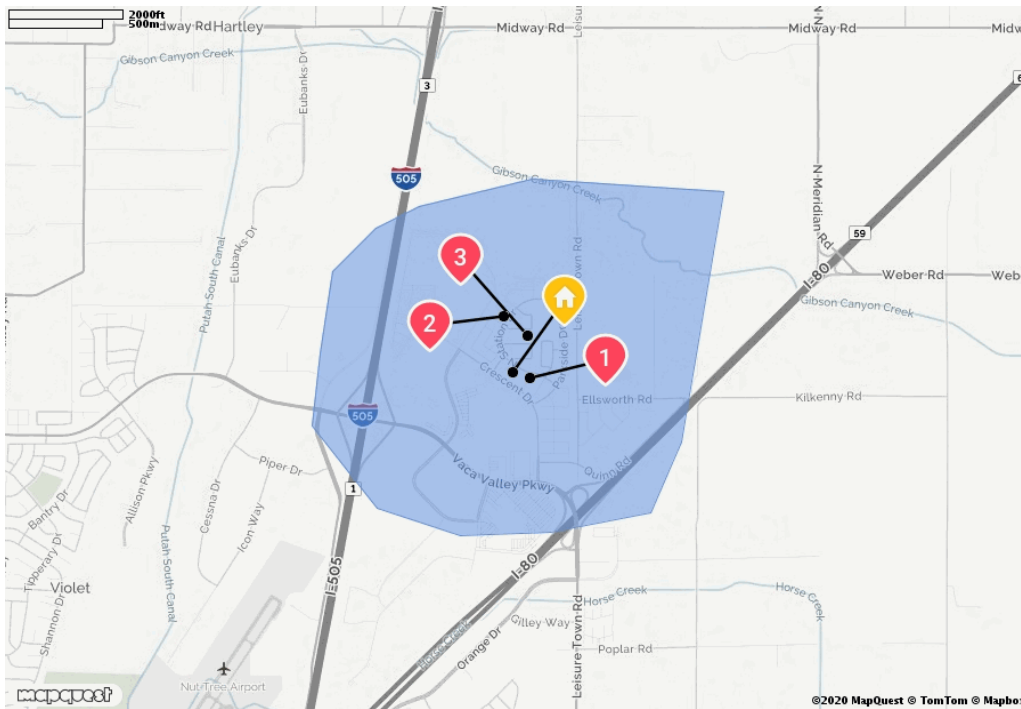
IS HIGHEST AND BEST USE THE PRESENT USE	
Yes	
PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
✓	✓
LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE?
✓	✓

Economic

R.E. TAXES	HOA FEES	PROJECT TYPE
\$7,259	N/A	N/A
FEMA FLOOD ZONE		
06095C0164E		
FEMA SPECIAL FLOOD ZONE AREA		
No		

Neighborhood + Comparables

Provided by
Appraiser



Sales in Last 12M

49

Months Supply

3.0

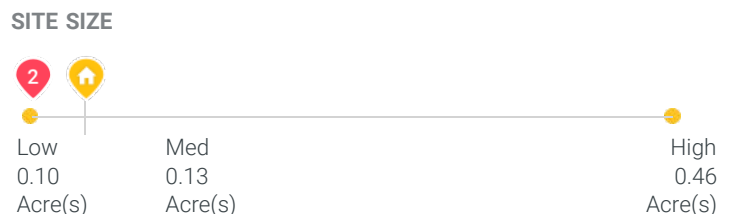
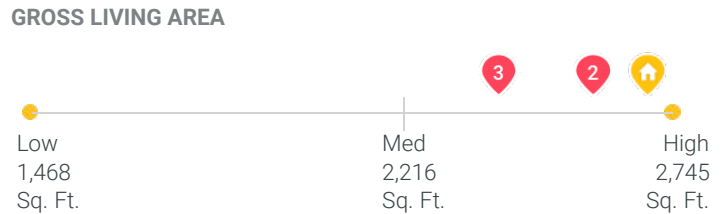
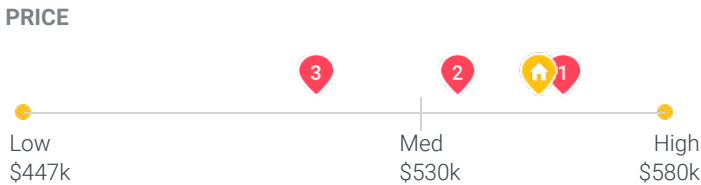
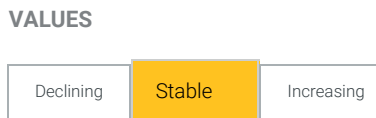
Avg Days Until Sale

76

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS
The search was conducted on a .75 mile radius and +/-15% GLA.



Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Comparable Photos

Provided by
Appraiser

1 754 Cannon Station Ct
Vacaville, CA 95688



Front

2 484 Cache Ct
Vacaville, CA 95688



Front

3 705 Del Mar Cir
Vacaville, CA 95688



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 Matthew Clark, 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



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.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

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.

LIMITING CONDITIONS COMMENTS

none

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 Matthew Clark 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.

APPRAISER'S CERTIFICATION COMMENTS

none

SIGNATURE

NAME

Lisa Sheets

EFFECTIVE DATE

02/23/2020

DATE OF REPORT

02/23/2020

LICENSE #

AL033198

STATE

CA

EXPIRATION

02/21/2022

COMPANY

Ana Elizabeth Sheets

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Unknown	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 3 spaces	2	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0





Condition & Marketability

CONDITION	✓ Good	Home appears to have good construction, good architecture, tile roof, stucco exterior, dual pane windows with grids. There is minor damage to the stucco trim along the balcony.
SIGNIFICANT REPAIRS NEEDED	✓ No	No evidence was observed of any major repairs minor stucco repairs needed along balcony (Not a significant repair. See photos)
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	I am not aware of any zoning violations, to the best of my knowledge.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	The subject property conforms well in quality, age, style and size to the other neighborhood homes.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	The condition of neighboring homes is good and conform well with the subject in size, architectural style and quality of construction.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	There are no boarded up/vacant properties near the subject property.
SUBJECT NEAR POWERLINES	⚠ Yes	There are no powerlines close by.
SUBJECT NEAR RAILROAD	✓ No	The subject is not near to railroad tracks.
SUBJECT NEAR COMMERCIAL PROPERTY	⚠ Yes	The subject is within 2000 feet of commercial property but this should not affect the value or affect marketability.

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	 Yes	The subject property is in a airport flight path, the Nut Tree airport. But this airport is used primarily for small aircraft.
ROAD QUALITY	 Good	Road quality is newer and in good condition.
NEGATIVE EXTERNALITIES	 No	There no no negative externalities affecting marketability.
POSITIVE EXTERNALITIES	 Yes	Established newer neighborhood of homes having good construction, good architecture and conformity. Close to freeway access, Travis AFB, schools, shopping, transportation and hospitals.

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
/Matthew Clark/	01268865	Matthew Clark	California Homes & Ranches, Inc.	02/23/2020