

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>	6664 N Baird Avenue, Fresno, CA 93710	<b>Order ID</b>	6794403	<b>Property ID</b>	28626847
<b>Inspection Date</b>	08/09/2020	<b>Date of Report</b>	08/10/2020		
<b>Loan Number</b>	40102	<b>APN</b>	410-104-01		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Fresno		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200807_Citi_BPO+Update	<b>Tracking ID 1</b>	20200807_Citi_BPO+Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,974	Stucco / wood / brick exterior, composition roof, dual pane windows, corner lot. Two car garage detached / breezeway. Inground pool.	
<b>Assessed Value</b>	\$236,260		
<b>Zoning Classification</b>	RS5		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Neighborhood is near canal, businesses, medical offices, school; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of similar style and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, 1 pending and 16 sold comps and in the last year there are 28 SFR homes that sold. There are no short sales and no foreclosures in area. There is no s...	
<b>Sales Prices in this Neighborhood</b>	Low: \$310,000 High: \$339,900		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

Neighborhood is near canal, businesses, medical offices, school; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of similar style and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, 1 pending and 16 sold comps and in the last year there are 28 SFR homes that sold. There are no short sales and no foreclosures in area. There is no search parameters used in search.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	6664 N Baird Avenue	6534 N Dearing Ave	2926 E Millbrae Ave	6676 N Barton Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93710	93710	93710	93710
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.27 <sup>1</sup>	0.34 <sup>1</sup>	0.45 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$339,900	\$329,500	\$337,940
<b>List Price \$</b>	--	\$339,900	\$329,500	\$337,940
<b>Original List Date</b>		07/24/2020	07/24/2020	08/04/2020
<b>DOM · Cumulative DOM</b>	-- · --	2 · 17	5 · 17	4 · 6
<b>Age (# of years)</b>	47	46	45	44
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,834	1,951	1,861	1,733
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	.23 acres	0.17 acres	0.2 acres	0.22 acres
<b>Other</b>	NA	MLS#545227	MLS#545274	MLS#545818

\* 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.

## Current Listings - Cont.

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

- Listing 1** Check out this cozy Hallmark home located in an established N/E Fresno neighborhood just minutes away from shopping, freeway access and Fresno State. This charming 4bd/2bth home features two large living spaces, kitchen with granite countertops, and wood-like laminate flooring throughout. Plenty of space for your growing family with 3 spacious Bedrooms and a large Master Bedroom with walk-in closet. Out back is a crisp, clear pool to relax in the warm Fresno summers. Backyard features a cover patio, extra concrete and plenty of fruit trees to enjoy. Inside you will beat the heat as you have energy efficient dual pane windows in addition to Solar. This property is in a great location and is move in ready!
- Listing 2** Move in ready Hallmark Home on a corner lot in a cul de sac with a pool. New exterior stucco and paint. New bathroom tile flooring, new fixtures throughout, new interior pant, and newer stainless steel appliances that are in great working order. Stainless Steel Refrigerator included.
- Listing 3** This charming spacious 3/2 Wathen Headliner house is located on a large corner lot with a sparkling pool in its large backyard, separated tiled living room and family room, tiled kitchen and eating area, with an inside laundry and folding room. It is conveniently located in the center of the city of Fresno close to schools, shopping centers, hospitals and freeways.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6664 N Baird Avenue	2871 E Palo Alto	2768 E Millbrae	6581 N Backer Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93710	93710	93710	93710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 <sup>1</sup>	0.29 <sup>1</sup>	0.16 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$320,000	\$339,900	\$299,500
List Price \$	--	\$320,000	\$339,900	\$299,500
Sale Price \$	--	\$320,000	\$339,900	\$310,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	07/09/2020	06/09/2020	06/15/2020
DOM · Cumulative DOM	-- · --	8 · 77	1 · 40	1 · 43
Age (# of years)	47	45	45	48
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,834	1,834	1,901	1,834
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	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.23 acres	0.2 acres	0.35 acres	0.21 acres
Other	NA	MLS#540345	MLS#541025	MLS#541162
Net Adjustment	--	+\$200	-\$4,475	+\$600
Adjusted Price	--	\$320,200	\$335,425	\$310,600

\* Sold 1 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.

## Recent Sales - Cont.

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

- Sold 1** This beautiful Hallmark home features 3 bedrooms and 2 baths on a corner lot in a well-established neighborhood close to major freeways, shopping, Fresno State and much more. The home features 2 large living spaces one with laminate wood floors, recessed lighting and an adobe brick fireplace and the other also has recessed lighting and could be used as a fourth bedroom. The kitchen has a brand new stove, hood and dishwasher. The pool was just re-plastered ready for those hot summer days. The spacious master bedroom has a walk in closet. There is new carpet throughout the home, new tile flooring in the kitchen, both bathrooms, laundry room and entryway. The seller has also freshly painted the fascia, installed new toilets, new faucets, new ceiling fans and light fixtures throughout. Call today to schedule your private showing! Deducted \$400 age and added \$600 lot.
- Sold 2** This Hallmark Home is tucked into the back of a cul-de-sac in a well established neighborhood. The over sized lot measures over 15,000 square feet and has a paradise like backyard. The luxurious yard has a pebble tech pool paired with an outdoor shower, a lemon tree, a fire pit, a playground and a covered patio. Inside, you will find two living areas, a formal dining and all 3 bedrooms on the eastern corridor of the home. The laminate floors that flow throughout your main living areas keep the home cool during the summer time, as your kitchen over looks your stunning backyard. Your master bathroom has been completely remodeled and includes a door for pool access. This home is sure to check all your boxes, call me for your private tour today! Deducted \$400 age, \$1675 sf and \$2400 lot.
- Sold 3** HOME! If you are looking for an immaculate, comfortable home, this is it! This home has so much to offer, I don't even know where to start. Here are some highlights: Solar PPA (NO monthly payment and no qualifying!), Dual Pane windows, TWO large living spaces, laminate flooring throughout living spaces (not in baths or kitchen), open hearth fireplace, whole house fan, and extra parking by garage. Located on a large corner lot you'll enjoy a large swimming pool to enjoy this summer and room for your patio furniture!!!!. Close to Fresno State. This home is so well maintained, comfortable and shows pride of ownership. And to top it off, the refrigerator, washer and dryer are all included in sale (with no value or warranty). All of this for under \$300,000!!! Added \$200 age and \$400 lot.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Home is not listed or has it been listed in the last 12 months per Fresno MLS.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$322,000	\$322,000
<b>Sales Price</b>	\$322,000	\$322,000
<b>30 Day Price</b>	\$315,000	--
<b>Comments Regarding Pricing Strategy</b>		
Search parameters used for comps, sold date 4/10/20 or sooner, no short sales or foreclosures, square foot 1650-2050, 1963- 1983 in age, single story, within ¼ radius there is 9 comps, within ½ mile radius there is 20 comps, there is 1 active,3 pending and 16 sold comps. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.		

## 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. The as-is conclusion appears to be adequately supported.



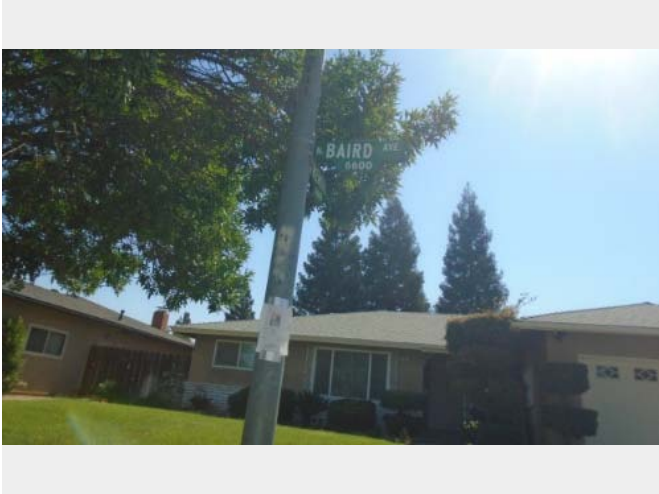
## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

## Subject Photos



Street



Street



Other

## Listing Photos

**L1** 6534 N Dearing Ave  
Fresno, CA 93710



Front

**L2** 2926 E Millbrae Ave  
Fresno, CA 93710



Front

**L3** 6676 N Barton Ave  
Fresno, CA 93710



Front



## Sales Photos

**S1** 2871 E Palo Alto  
Fresno, CA 93710



Front

**S2** 2768 E Millbrae  
Fresno, CA 93710



Front

**S3** 6581 N Backer Ave  
Fresno, CA 93710



Front

## ClearMaps Addendum

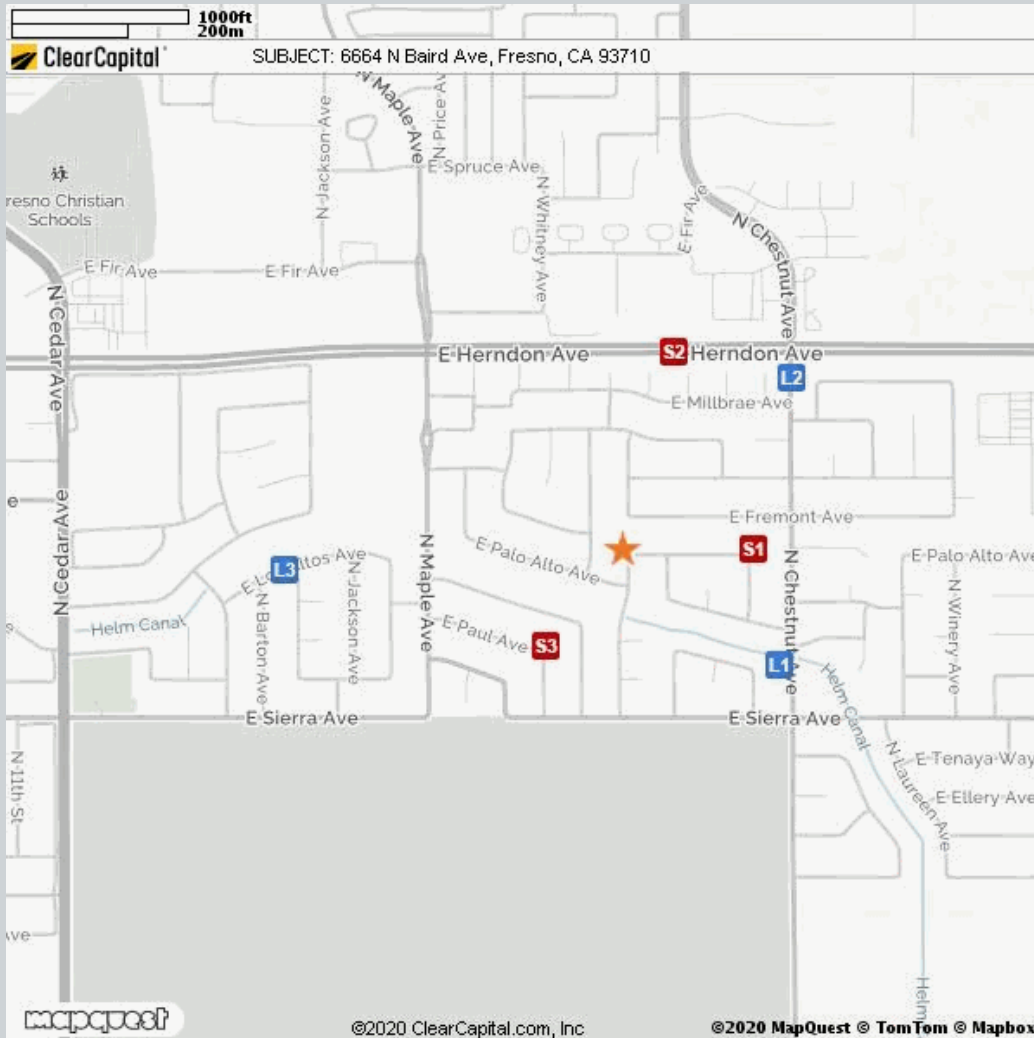
**Address** ★ 6664 N Baird Avenue, Fresno, CA 93710

**Loan Number** 40102

**Suggested List** \$322,000

**Suggested Repaired** \$322,000

**Sale** \$322,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6664 N Baird Ave, Fresno, CA	--	Parcel Match
L1 Listing 1	6534 N Dearing Ave, Fresno, CA	0.27 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2926 E Millbrae Ave, Fresno, CA	0.34 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6676 N Barton Ave, Fresno, CA	0.45 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2871 E Palo Alto, Fresno, CA	0.19 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2768 E Millbrae, Fresno, CA	0.29 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6581 N Backer Ave, Fresno, CA	0.16 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>	Dannielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	362 S. Sierra Vista ave Fresno CA 93702
<b>License Expiration</b>	06/15/2021	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	danniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	6.46 miles	<b>Date Signed</b>	08/09/2020

*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.**