

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	1245 W Walter Avenue 4, Fowler, CA 93625	Order ID	6616434	Property ID	28059898
Inspection Date	02/19/2020	Date of Report	02/20/2020		
Loan Number	40104	APN	343-380-13		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	Citi_BPO_02.18.20	Tracking ID 1	Citi_BPO_02.18.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Myles Ian Jon James II	Condition Comments	
R. E. Taxes	\$2,401		Stucco exterior, two story, tile roof.
Assessed Value	\$170,000		
Zoning Classification	NA		
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	unknown		
Association Fees	\$202 / Month (Pool, Landscaping, Other: Green Area, Playground,)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		Near highway 99 this does not affect the subject's value or marketability. Within 1/4 mile radius there is no active, 1 pending and 8 sold properties. In the last year there have been 10 sold properties. There are no short sales and no foreclosure in area. There is no search parameters used in search
Sales Prices in this Neighborhood	Low: \$179,000 High: \$190,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1245 W Walter Avenue 4	1158 W Walter Ave 35	4747 N Woodrow Ave 124	4975 E Butler Ave 135
City, State	Fowler, CA	Fowler, CA	Fresno, CA	Fresno, CA
Zip Code	93625	93625	93726	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	12.30 ¹	7.27 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$195,000	\$167,000	\$139,999
List Price \$	--	\$195,000	\$162,000	\$139,999
Original List Date		01/13/2020	01/16/2020	02/13/2020
DOM · Cumulative DOM	-- · --	9 · 38	22 · 35	6 · 7
Age (# of years)	11	12	40	40
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
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	1,421	1,501	1,374	1,248
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 1 · 1	2 · 2 · 1
Total Room #	7	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.03 acres	0.03 acres	0.02 acres	0.03 acres
Other	NA	MLS#535714	MLS#535957	MLS#537367

* 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** This condo sparkles! As you enter you will see the newer carpet, clean flooring and granite counter tops in the kitchen with updated appliances including a gas stove. There is a half bath downstairs with 2 full baths on the second level. All bedrooms are located upstairs, as well as the laundry room. This unit is one of the larger units in the complex and is located toward the middle of it's building. Sellers say it is a very quiet location.
- Listing 2** Large 3 bedroom 2.5 bath condo. Close to Fresno State (CSU) and a park within walking distance @ corner of Woodrow and Gettysburg. Close to schools, shopping and easy freeway access. Private patio off dining room between garage and unit. Large living room with fire place and built in cabinets. 3 spacious bedrooms and 2 baths upstairs. Half bath down stairs. New carpet installed week of 1-20-20. Only steps away from pool, spa and tennis courts.
- Listing 3** DON'T MISS THIS!!! If an affordable, low maintenance condo is what you're looking for than look no further! This newly updated condo is turn key ready for some new owners. This 2bd/2.5ba features beautiful LVP wood plank flooring, granite countertops, tiled backsplash, fresh paint throughout & new carpet upstairs. The living room has large vaulted ceiling, recessed lighting & a new ceiling fan. This condo comes with a 2 car garage, front patio & a gorgeous park like setting right out the back patio. The gated community of Capistrano Townhome offers a clubhouse, pool, hot tub & nightly security. Don't waste any time, schedule your showing today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1245 W Walter Avenue 4	1244 W Walter Ave 27	1152 W Walter Ave 42	1158 W Walter Ave 36
City, State	Fowler, CA	Fowler, CA	Fowler, CA	Fowler, CA
Zip Code	93625	93625	93625	93625
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.06 ¹	0.06 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$190,000	\$180,000	\$195,000
List Price \$	--	\$190,000	\$180,000	\$190,000
Sale Price \$	--	\$190,000	\$179,000	\$182,000
Type of Financing	--	Fha	Cash	Cash
Date of Sale	--	09/23/2019	09/11/2019	10/31/2019
DOM · Cumulative DOM	-- · --	9 · 55	15 · 42	41 · 63
Age (# of years)	11	11	12	12
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
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	1,421	1,421	1,421	1,421
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
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	.03 acres	0.03 acres	0.03 acres	0.03 acres
Other	NA	MLS#527130	MLS#527674	MLS#529603
Net Adjustment	--	\$0	+\$200	+\$200
Adjusted Price	--	\$190,000	\$179,200	\$182,200

* 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** Absolutely stunning condo, completely updated and shows like a model! This beautiful home features 1421sf, 3beds, 2.5 baths, custom flooring throughout, 2 car garage and a perfect end location near the community pool. The master bedroom is on the 2nd story and boasts a large walk-in closet and a private master bathroom. This beautiful home is a must see!
- Sold 2** Come home to this 3 bedroom 2.5 bath condo in the charming town of Fowler. This lovely home boasts 1421 sq ft of living space, open concept kitchen and living room, large master bedroom with private master bath, indoor laundry room and 2 car attached garage. Don't miss out on this one! Schedule your showing today. Added \$200 for age.
- Sold 3** Come home to this 3 bedroom 2.5 bath condo in the charming town of Fowler. This lovely home boasts 1421 sq ft of living space, open concept kitchen and living room, large master bedroom with private master bath, indoor laundry room and 2 car attached garage. Don't miss out on this one! Schedule your showing today. Added \$200 for age

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home is not listed or has it been listed in the last 12 months per Fresno MLS.			
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	\$189,000	\$189,000
Sales Price	\$189,000	\$189,000
30 Day Price	\$179,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 8/22/19 or sooner, no short sales or foreclosures, square foot 1300- 1600, 2000 or up in age, condo, within ¼ mile radius there is 5 comps, within ½ mile radius there is 5 comps, one pending and 4 sold comps, removed age no new comps, moved radius one mile no new comps. Moved square foot to 1100 and up and there is no comps, removed square foot there is no new comps within 2, 3, 5 mile radius, moved radius up to ten - twenty mile radius for 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 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.</p>		

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



Address Verification



Address Verification



Address Verification



Side



Side

Subject Photos



Side



Back



Back



Street



Street



Other

Subject Photos



Other



Other

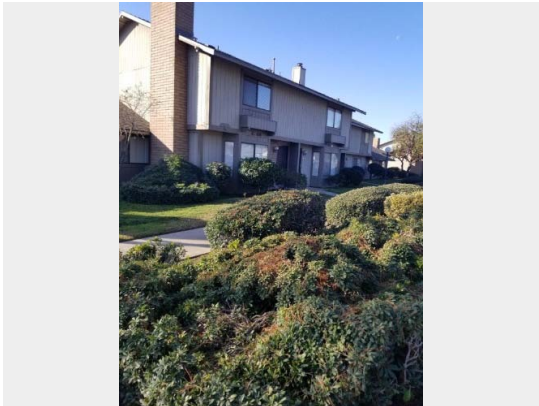
Listing Photos

L1 1158 W Walter Ave 35
Fowler, CA 93625



Front

L2 4747 N Woodrow Ave 124
Fresno, CA 93726



Front

L3 4975 E Butler Ave 135
Fresno, CA 93727



Front

Sales Photos

S1 1244 W Walter Ave 27
Fowler, CA 93625



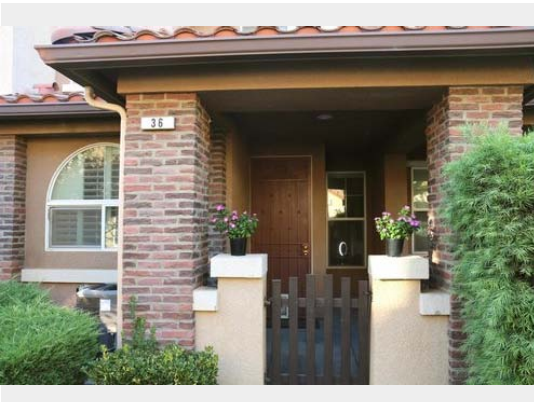
Front

S2 1152 W Walter Ave 42
Fowler, CA 93625



Front

S3 1158 W Walter Ave 36
Fowler, CA 93625



Front

ClearMaps Addendum

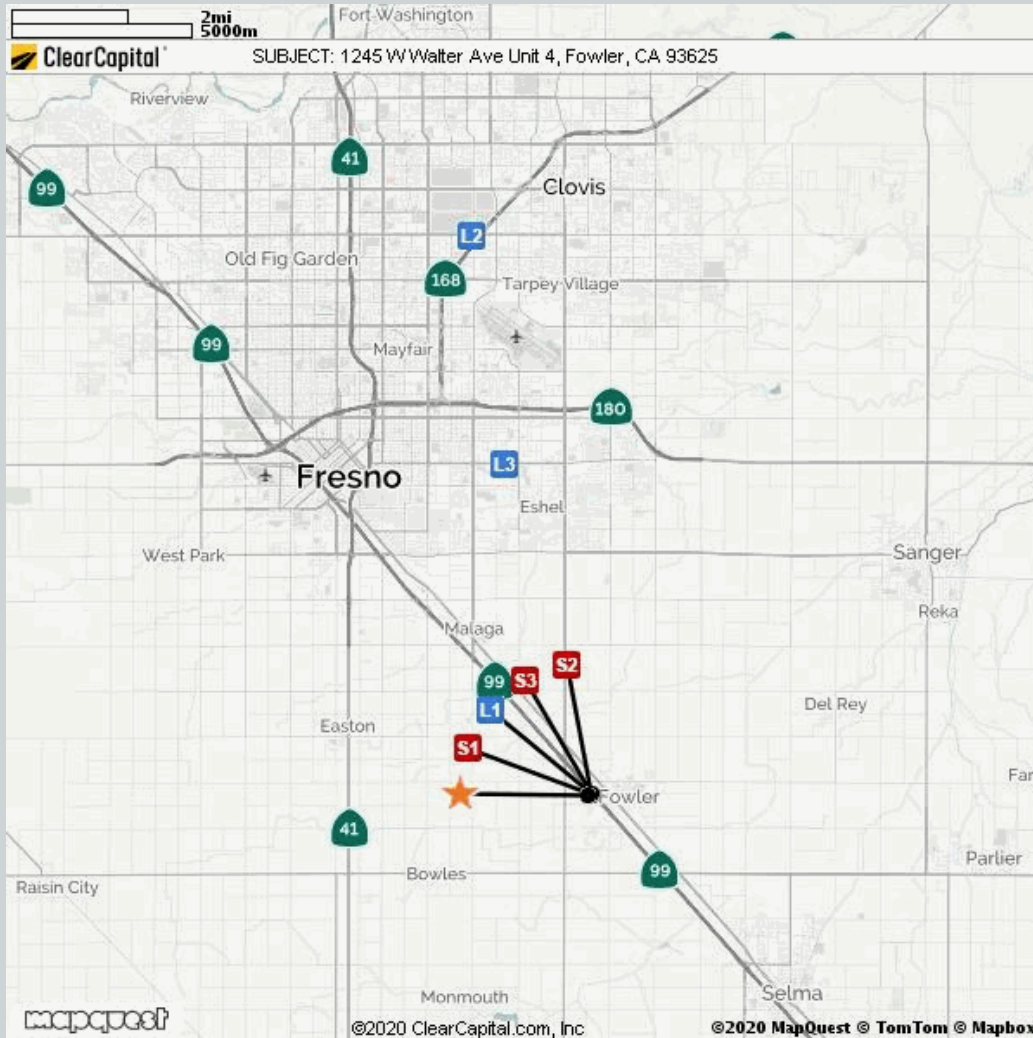
Address ★ 1245 W Walter Avenue 4, Fowler, CA 93625

Loan Number 40104

Suggested List \$189,000

Suggested Repaired \$189,000

Sale \$189,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1245 W Walter Ave Unit 4, Fowler, CA	--	Parcel Match
L1 Listing 1	1158 W Walter Ave 35, Fowler, CA	0.05 Miles ¹	Parcel Match
L2 Listing 2	4747 N Woodrow Ave 124, Fresno, CA	12.30 Miles ¹	Parcel Match
L3 Listing 3	4975 E Butler Ave 135, Fresno, CA	7.27 Miles ¹	Parcel Match
S1 Sold 1	1244 W Walter Ave 27, Fowler, CA	0.03 Miles ¹	Parcel Match
S2 Sold 2	1152 W Walter Ave 42, Fowler, CA	0.06 Miles ¹	Parcel Match
S3 Sold 3	1158 W Walter Ave 36, Fowler, CA	0.06 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	Dannielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2021	License State	CA
Phone	5598362601	Email	danniellecarnero@gmail.com
Broker Distance to Subject	8.09 miles	Date Signed	02/20/2020

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.