

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	3625 W Harvard Avenue, Fresno, CA 93722	Order ID	7103671	Property ID	29548574
Inspection Date	02/12/2021	Date of Report	02/16/2021		
Loan Number	40184	APN	442-462-13		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	BPO_Update	Tracking ID 1	BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,219	Two story, wood exterior, wood shake roof, roof appears to need repairs. One car garage.	
Assessed Value	\$106,021		
Zoning Classification	RS5		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$10,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$10,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood is near canal, businesses, shopping, trails, park, 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 different styles 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 9 sold comps and in the last year there is 16 homes that sold. There are no short sales and no foreclosures in area. There is no search p...	
Sales Prices in this Neighborhood	Low: \$201,000 High: \$240,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Neighborhood is near canal, businesses, shopping, trails, park, 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 different styles 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 9 sold comps and in the last year there is 16 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
Street Address	3625 W Harvard Avenue	2770 N Dewey Ave	4127 W Cornell Ave	2525 N Pima Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.46 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$242,500	\$259,900	\$279,900
List Price \$	--	\$242,500	\$259,900	\$279,900
Original List Date		12/02/2020	01/21/2021	02/04/2021
DOM · Cumulative DOM	-- · --	0 · 76	5 · 26	7 · 12
Age (# of years)	35	37	33	34
Condition	Average	Average	Average	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 contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	1,399	1,356	1,510	1,321
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 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	.06 acres	0.09 acres	0.09 acres	0.13 acres
Other	MLS#	MLS#553531	MLS#553554	MLS#554224

* 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** Come check out this new home just became available. This three bedroom and two bathroom with a garage property offers front and backyard space. Granite counters in the kitchen and plenty of cabinet space. There's room for dining just off the kitchen and high ceilings as you enter the living room. Owners are contingent on finding a replacement property.
- Listing 2** Perfect hidden gem tucked away in a quiet NW neighborhood. Perfect for a first time Buyer. The moment you walk in the front door you will feel how warm and welcoming this home is with its dcor. Home is freshly painted with ceiling fans throughout. Plus, a new roof and a new garage door. Your kitchen features tile counter tops, full decorative backsplash, white cabinets with ample room for storage and counter tops. Your great room features a fireplace and French doors leading to your large backyard and patio area. Your upstairs master suite is a perfect place to retreat after a long day with your balcony sitting area. Home is waiting for the perfect new family to love it and we hope it's your family. Don't miss out. Please contact your Agent and schedule your own private showing.
- Listing 3** Beautiful house in a great condition 3Bd ,2Ba ,2Story.Easy access to freeway,restaurants,shops...Laminate floor 100% water proof,granite counter tops in kitchen and bathrooms,master bedroom with walking closet,.Central A/C and Heater with a new unit.2 car garage with opener,living room with fireplace,most of windows are new,new blinds,new paint inside and outside,cover patio>manual sprinklers in front and back yard....ready for any financing

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3625 W Harvard Avenue	3621 W Harvard Ave	3567 W Amherst Ave	3537 W Amherst Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.25 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$198,000	\$254,900	\$234,900
List Price \$	--	\$198,000	\$254,900	\$234,900
Sale Price \$	--	\$216,000	\$239,000	\$240,000
Type of Financing	--	Conv	Chfa	Fha
Date of Sale	--	08/17/2020	10/06/2020	12/18/2020
DOM · Cumulative DOM	-- · --	6 · 28	5 · 46	1 · 32
Age (# of years)	35	35	36	37
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	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	1,399	1,399	1,356	1,356
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	.06 acres	0.06 acres	.13 acres	0.17 acres
Other	MLS#	MLS#545133	MLS#546841	MLS#551191
Net Adjustment	--	-\$15,000	-\$20,510	-\$16,410
Adjusted Price	--	\$201,000	\$218,490	\$223,590

* 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** Turnkey home situated at the end of a cul-de-sac next to the Greenbelt AND a New Roof, Flooring and interior Paint! The spacious main floor offers a large great room with a cozy fireplace, dining room, powder room, an open kitchen boasting granite counter tops, a tumbled marble back splash and a view of the greenery out front, the inside laundry room and under stairway storage. Upstairs you will find the 3 bedrooms and two full bathrooms and built-in cabinetry in the hallway. The backyard is completely fenced at this super location near the new Save Mart Shopping Center, the Jawant Singh Khalra Neighborhood Park and very convenient access to the freeway. Deducted \$15k new roof, new flooring and counters.
- Sold 2** Home Sweet Home at the price you've been dreaming of... This sleepy home has been transformed into beautiful oasis. Walk into vaulted ceilings and sleek new remodeled gas burning fireplace. Gorgeous kitchen with butcher block counter tops complimented by the white subway tile makes for clean and classic look. Bathrooms have been tiled to the top a true custom home feel. Brand new carpet installed in all bedrooms and stairs. Main bedroom is on the main floor. All bedrooms are very good size. Only 1 oversized bedroom at the top of the stairs can also be used as an office, game room, lots of possibilities. This home was updated with LUXURY in mind. Call your favorite Realtor  today to schedule a private showing during the Open House on 8/24, By Appointment Only. Deducted \$15k new roof, flooring and counters, \$5k garage, \$2100 lot, and added \$1290 sf and \$300 age.
- Sold 3** his spacious home has been kept immaculately and is perfect for a first time home buyer. With nearly 1,400 square feet it offers 3 bedrooms, 2 bathrooms, and 2 living spaces. Conveniently located within the Fresno Unified School District and easily accesses freeways and shopping. Deducted \$10k roof and flooring, \$3300 lot, \$5k garage and added \$1290 sf, \$600 age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject is not listed or has it been listed in the last 12 months per Fresno MLS. Home was listed in 2018 and expired 1/18/19. List price \$194,900. .			
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

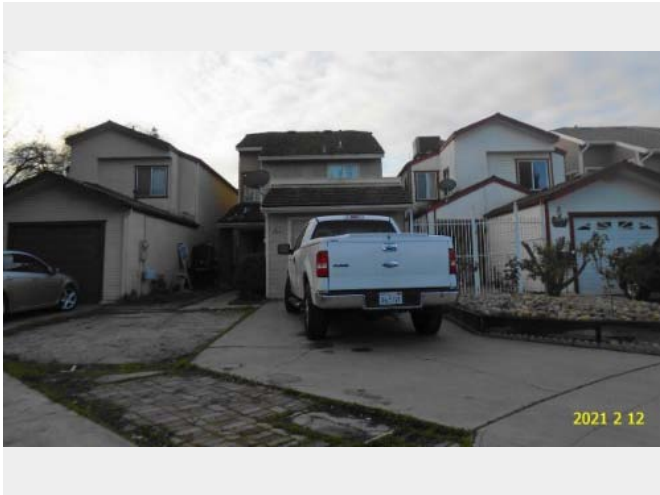
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$209,000	\$219,000
Sales Price	\$209,000	\$219,000
30 Day Price	\$201,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 08/17/20 or sooner, no short sales or foreclosures, SFR, square foot 1099-1699, 1976-1996 in age, two story, within ¼ mile radius there is 5 comps, within ½ mile radius there is 8 comps, there is no active, 2 pending and 6 sold comps, expanded radius one mile due to shortage of 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.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 2770 N Dewey Ave
Fresno, CA 93722



Front

L2 4127 W Cornell Ave
Fresno, CA 93722



Front

L3 2525 N Pima Ave
Fresno, CA 93722



Front

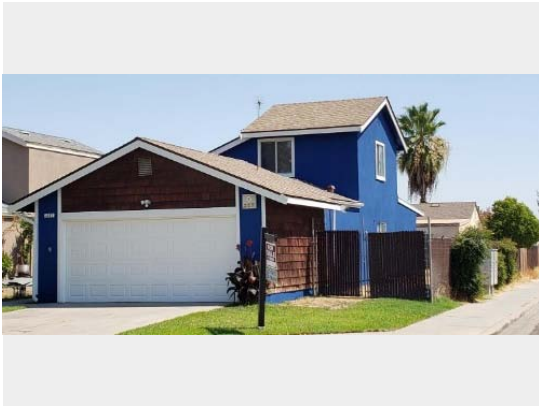
Sales Photos

S1 3621 W Harvard Ave
Fresno, CA 93722



Front

S2 3567 W Amherst Ave
Fresno, CA 93722



Front

S3 3537 W Amherst Ave
Fresno, CA 93722



Front

ClearMaps Addendum

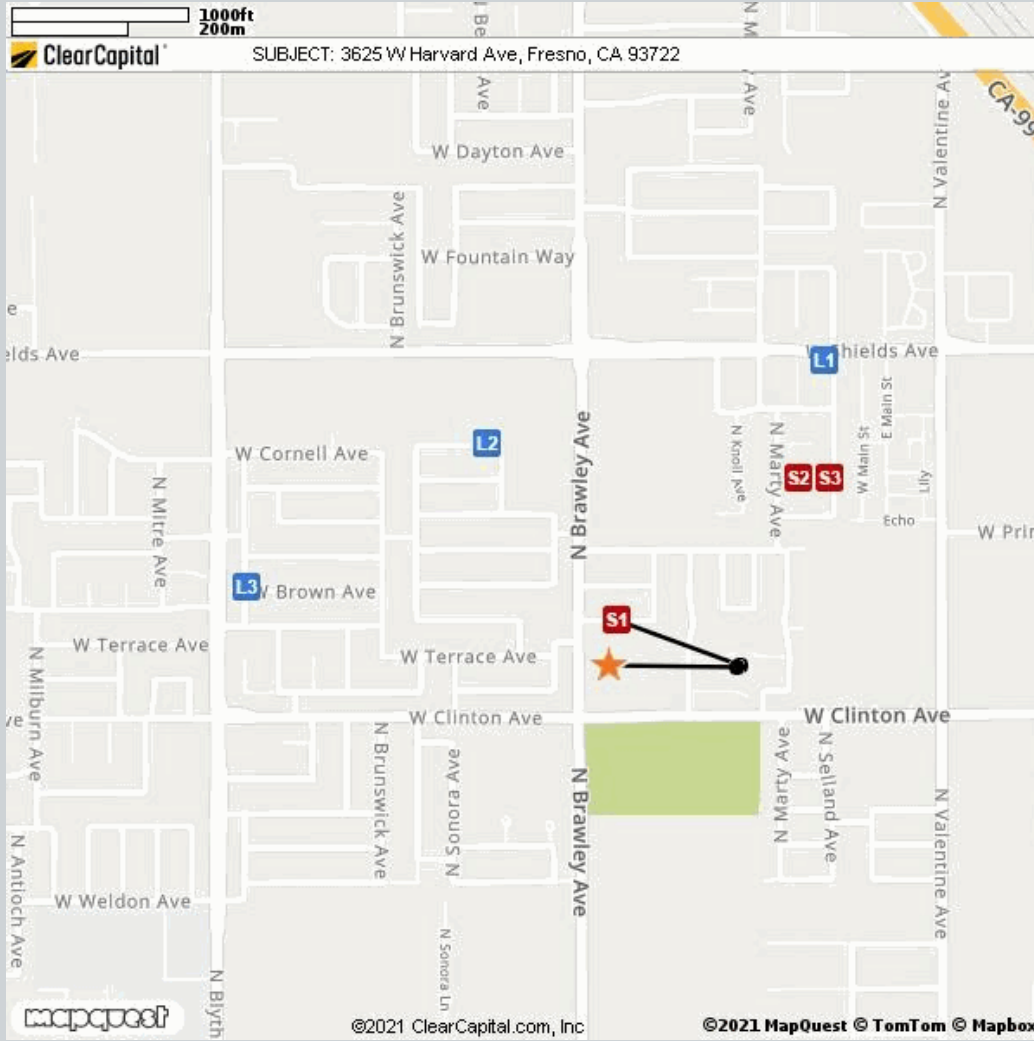
Address ★ 3625 W Harvard Avenue, Fresno, CA 93722

Loan Number 40184

Suggested List \$209,000

Suggested Repaired \$219,000

Sale \$209,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3625 W Harvard Avenue, Fresno, CA 93722	--	Parcel Match
L1 Listing 1	2770 N Dewey Ave, Fresno, CA 93722	0.41 Miles ¹	Parcel Match
L2 Listing 2	4127 W Cornell Ave, Fresno, CA 93722	0.46 Miles ¹	Parcel Match
L3 Listing 3	2525 N Pima Ave, Fresno, CA 93722	0.70 Miles ¹	Parcel Match
S1 Sold 1	3621 W Harvard Ave, Fresno, CA 93722	0.00 Miles ¹	Parcel Match
S2 Sold 2	3567 W Amherst Ave, Fresno, CA 93722	0.25 Miles ¹	Parcel Match
S3 Sold 3	3537 W Amherst Ave, Fresno, CA 93722	0.26 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	Danielle 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	daniellecarnero@gmail.com
Broker Distance to Subject	6.85 miles	Date Signed	02/16/2021

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.