

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>	419 E Griffith Way, Fresno, CA 93704	<b>Order ID</b>	6839929	<b>Property ID</b>	28799899
<b>Inspection Date</b>	09/15/2020	<b>Date of Report</b>	09/15/2020		
<b>Loan Number</b>	40193	<b>APN</b>	434-113-07		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Fresno		

### Tracking IDs

<b>Order Tracking ID</b>	0914_BPO_Updates	<b>Tracking ID 1</b>	0914_BPO_Updates
<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>	\$5,906	Forkner Giffen Fig Gardens Sub 2, wood / brick exterior, fenced yard, composition roof, home sits side ways and front of home is not visible from street.	
<b>Assessed Value</b>	\$224,400		
<b>Zoning Classification</b>	R1		
<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 businesses, canal, basin; 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 2 active, 2 pending and 9 sold comps and in the last year there are 20 SFR homes that sold. There are no short sales and 1 foreclosure in area. There is no search parameters used in search.	
<b>Sales Prices in this Neighborhood</b>	Low: \$211,000 High: \$259,950		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	419 E Griffith Way	204 E Dayton Ave	145 E Shields Ave	116 E Fountain Way
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93704	93704	93704	93704
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.55 <sup>1</sup>	0.76 <sup>1</sup>	0.69 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$250,000	\$235,000	\$259,900
<b>List Price \$</b>	--	\$250,000	\$235,000	\$259,900
<b>Original List Date</b>		08/19/2020	08/25/2020	09/11/2020
<b>DOM · Cumulative DOM</b>	-- · --	12 · 27	6 · 21	3 · 4
<b>Age (# of years)</b>	75	67	78	67
<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 na	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,512	1,460	1,326	1,522
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 1	3 · 2
<b>Total Room #</b>	6	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car	Detached 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
<b>Lot Size</b>	.37 acres	0.19 acres	0.16 acres	0.16 acres
<b>Other</b>	NA	MLS#546697	MLS#546965	MLS#547973

\* Listing 3 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** This Fresno High, second-owner home is sparkling clean and ready to go! It has 3 large bedrooms a private office inside the garage and 1.5 bathrooms. The home features a bright, built in storage, an open floor plan with wood floors and a great room with a beautiful fireplace and bay window. The large kitchen has an eating area in addition to the formal dining room. Just off the kitchen is the inside laundry room. The hall bath has separate tub and shower with tile that features all of the craftsmanship they were built with. The expansive backyard is perfect to entertaining. There is potential RV parking and a detached 2 car garage. One bay is currently being used as an office but it could be converted back. Bring your buyers quickly, you know this one won't last.
- Listing 2** This charming home has fresh paint on the interior. Nice hardwood floors throughout. Detached garage with additional parking in the driveway. Galley style kitchen and indoor laundry area. Breakfast nook and dining room. Walking distance to Gazebo Gardens on Van Ness doesn't get better than this! The house has new dual pane windows and roof that were installed only a couple years ago. Right across from Dailey Charter Elementary; this school is rated above average in school quality compared to other schools in California. Playground set is staying with the property. Priced to sell, won't last long call for a private showing today!
- Listing 3** This home is move in ready! The Laminate flooring and carpet is only a couple of years old and has been maintained very well! The backyard has plenty of room for Family or entertaining with a pool just in time for summer! The home is close to shopping, Schools and parks. Schedule your showing before this home is gone!

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	419 E Griffith Way	158 E Hampton Way	113 E Robinson Ave	604 E Cortland Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93704	93704	93704	93704
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.37 <sup>1</sup>	0.62 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$235,000	\$289,000	\$259,950
<b>List Price \$</b>	--	\$211,000	\$259,000	\$259,950
<b>Sale Price \$</b>	--	\$211,000	\$255,000	\$259,950
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	03/27/2020	06/16/2020	05/11/2020
<b>DOM · Cumulative DOM</b>	-- · --	108 · 163	40 · 83	4 · 33
<b>Age (# of years)</b>	75	70	68	75
<b>Condition</b>	Average	Average	Good	Good
<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>	1,512	1,425	1,643	1,480
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2 · 1	2 · 1
<b>Total Room #</b>	6	6	8	4
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Carport 2 Car(s)	Detached 2 Car(s)	Attached 1 Car
<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
<b>Lot Size</b>	.37 acres	0.17 acres	0.17 acres	0.15 acres
<b>Other</b>	NA	MLS#533438	MLS#539623	MLS#540095
<b>Net Adjustment</b>	--	+\$26,075	-\$13,175	-\$2,500
<b>Adjusted Price</b>	--	\$237,075	\$241,825	\$257,450

\* Sold 3 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** Cute home on a large corner lot. Inside Laundry Deducted \$1k age and added \$15k pool, \$4k lot and \$2175 sf, \$5k garage there is 2 carports..
- Sold 2** Fully renovated house right off of Fig Garden! This property has it all! New wood floors, new granite counter tops, new self closing cabinets, new appliances, new exterior stucco, new interior paint, new dual pane windows (lifetime warranty), custom remodeled bathrooms, high end granite tile in main bathroom shower, bar and fireplace, new light fixtures, and new garbage disposal. Property has a driveway in the front for parking and has a large detached 2 garage. Property also features a wet bar, a beautiful patio, new 2 car garage door and opener. Deducted \$1400 age, \$20k condition, \$5k bed, \$2500 bath, \$3275 sf. Added \$15k pool, and \$4000 lot.
- Sold 3** Welcome home to the quaint Old Fig charmer you have been searching for! A stone's throw away from highly sought-after Christmas Tree Lane and Gazebo Gardens, this adorable fully-remodeled home is the perfect balance between old- world charm and modern convenience. Upon entering this home you will notice an open concept floor plan featuring an upgraded kitchen with granite countertops, subway tile backsplash, and stainless steel appliances. The kitchen opens up to massive great room perfect for entertaining with brick fireplace and large windows overlooking your picture-perfect backyard. An oasis of its own, the backyard boasts a sparkling pool, oversized covered patio, new fencing, and plenty of space for all your gatherings. Back inside you will find 2 spacious bedrooms and 1 bathroom with direct access to the backyard for those summer days by the pool. Dual pane windows, laminate flooring, and updates galore round out this home as an absolute must-see. Take your virtual today! Deducted \$20k remodel, and added \$2500 garage (there is one car garage and one carport) \$10k bed/ bath, \$4200 lot and \$800 sf.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Home was listed and cancelled.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
10/04/2019	\$244,000	10/23/2019	\$234,000	Cancelled	01/15/2020	\$234,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$250,000	\$250,000
<b>Sales Price</b>	\$250,000	\$250,000
<b>30 Day Price</b>	\$240,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, sold date 3/18/20 or sooner, no short sales or foreclosures, square foot 1300- 1700, 1935-1955 in age, single story, within ¼ mile radius there is 1 comp, within ½ mile radius there is 6 comp, there is 1 active, 5 sold comps, expanded radius one mile for active/pending comps. None of the sold comps have pools, expanded radius one mile for comps with pools there is one sold and list comp with pools. 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



Front



Address Verification



Address Verification



Side



Side



## Subject Photos



Side



Street



Street



Other

## Listing Photos

**L1** 204 E Dayton Ave  
Fresno, CA 93704



Front

**L2** 145 E Shields Ave  
Fresno, CA 93704



Front

**L3** 116 E Fountain Way  
Fresno, CA 93704



Front

## Sales Photos

**S1** 158 E Hampton Way  
Fresno, CA 93704



Front

**S2** 113 E Robinson Ave  
Fresno, CA 93704



Front

**S3** 604 E Cortland Ave  
Fresno, CA 93704



Front

## ClearMaps Addendum

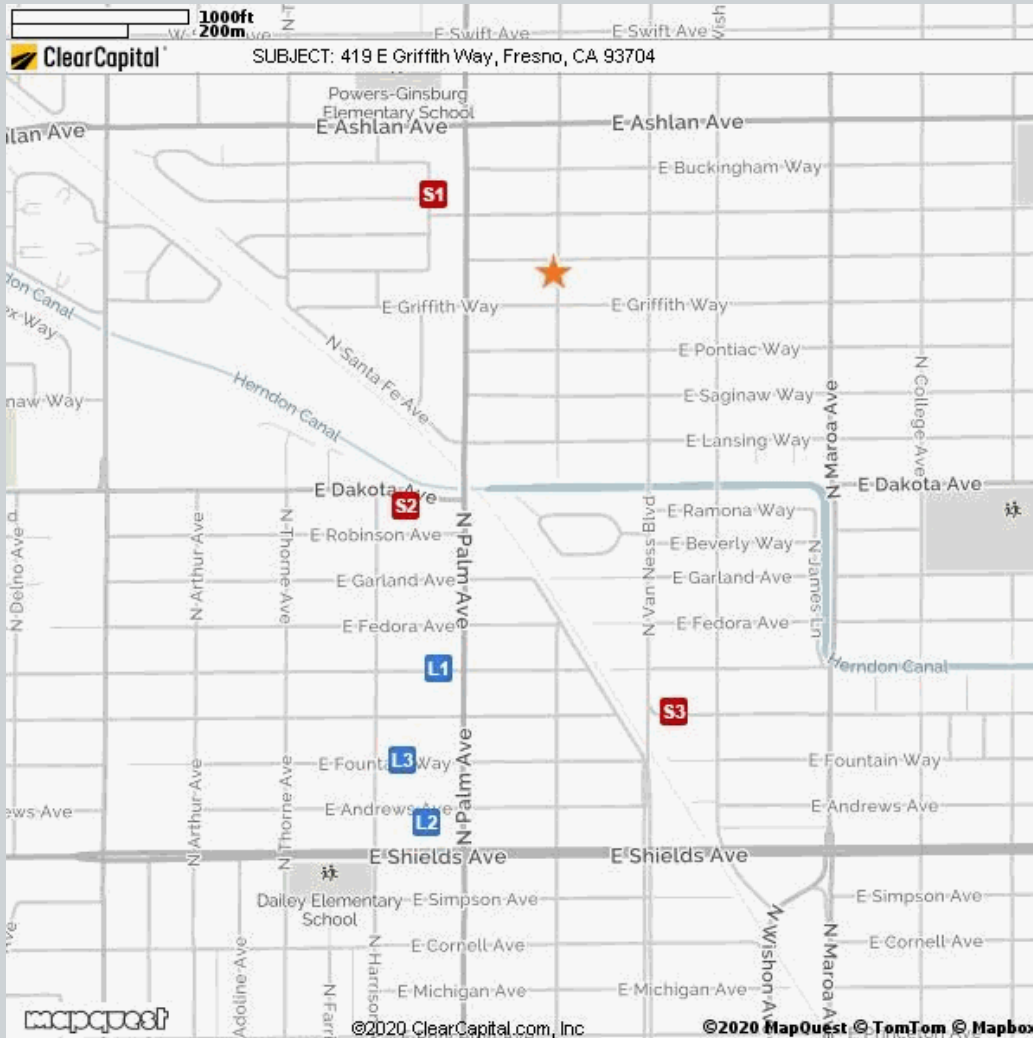
**Address** ★ 419 E Griffith Way, Fresno, CA 93704

**Loan Number** 40193

**Suggested List** \$250,000

**Suggested Repaired** \$250,000

**Sale** \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	419 E Griffith Way, Fresno, CA	--	Parcel Match
L1	204 E Dayton Ave, Fresno, CA	0.55 Miles <sup>1</sup>	Parcel Match
L2	145 E Shields Ave, Fresno, CA	0.76 Miles <sup>1</sup>	Parcel Match
L3	116 E Fountain Way, Fresno, CA	0.69 Miles <sup>1</sup>	Parcel Match
S1	158 E Hampton Way, Fresno, CA	0.20 Miles <sup>1</sup>	Parcel Match
S2	113 E Robinson Ave, Fresno, CA	0.37 Miles <sup>1</sup>	Parcel Match
S3	604 E Cortland Ave, Fresno, CA	0.62 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>	5.03 miles	<b>Date Signed</b>	09/15/2020

*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.**