

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	2026 Bedford Avenue, Clovis, CA 93611	Order ID	6631228	Property ID	28104425
Inspection Date	02/27/2020	Date of Report	02/27/2020		
Loan Number	40223	APN	563-082-01		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	Citi_BPO_02.26.20	Tracking ID 1	Citi_BPO_02.26.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Matthews Kathleen	Condition Comments	
R. E. Taxes	\$3,810	Single story, tile roof, stucco exterior, three car garage. Corner lot. Subdivision Rancho Paloma	
Assessed Value	\$310,000		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Near highway 168, basin, canal; this does not affect the subject's value or marketability. Subject is located in an established neighborhood with SFR homes of similar style and appeal, the demand for the area is normal. Within 1/4 mile radius there is 1 active, 4 pending and 10 sold properties. In the last year there have been 18 sold properties. There are no short sales and 1 foreclosure in area. There is no search parameters used in search.	
Sales Prices in this Neighborhood	Low: \$295,000 High: \$330,000		
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	2026 Bedford Avenue	1193 Spruce Ave	1405 Chennault Ave	1499 Chennault Ave
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93611	93611	93611	93611
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.79 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$340,000	\$325,000
List Price \$	--	\$358,000	\$325,900	\$315,000
Original List Date		11/01/2019	12/17/2019	01/22/2020
DOM · Cumulative DOM	-- · --	89 · 118	59 · 72	31 · 36
Age (# of years)	25	26	28	28
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 na	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	1,657	1,767	1,690	1,690
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	--	--	--
Lot Size	.19 acres	0.18 acres	0.19 acres	0.18 acres
Other	NA	MLS#532664	MLS#534926	MLS#535545

* Listing 2 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** Welcome home to this clean and comfortable corner home in the award-winning Clovis Unified School District. This home is close to shopping, schools, medical facilities and the 168 freeway. Features: lovely updated kitchen with a gas stove, inviting great room, three bedrooms including a lovely master suite, covered patio and an installed alarm system. Come take a look & fall in love with your next home! Shown by appointment only.
- Listing 2** Great opportunity to own this 3 bedroom and 2 bath family home located in an established Clovis neighborhood. This home has approx. 1,700 sq/ft and features formal dining or living room, a great room with access into the backyard, large kitchen, tile upgrades, & neutral interior. The large kitchen includes a good-sized eating area, lots of cabinets, and a breakfast bar. There are ceiling fans in rooms, an indoor laundry room, vaulted ceilings, and a gas fireplace in the family room. Backyard features a wooden deck and arbor, and existing RV parking. There is an attached 2-car garage that includes utility sink. New roof (2 yrs old). This home is in Clovis School District and close to shopping & access to Hwy 168 for commuters. All of this and so much more.
- Listing 3** Very clean Clovis home ready for a family. Home features 3 beds, 2 baths, formal dining room, breakfast bar and kitchen dining area. Home has tile in all heavy traffic areas and newer laminate wood floors in the master bedroom. Master bedroom has a walk in closet, sliding glass door to the back yard and a remodeled tile shower in the bathroom. Home features newer appliances, ceiling fans in rooms, indoor laundry room, vaulted ceilings and a fireplace in the living room. The out side has mature landscaping, boat or RV parking and a storage shed. This home is in Clovis School district and close to shopping. Come take a look at this great home before it's gone.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2026 Bedford Avenue	72 N Bliss Ave	1440 Minarets Ave	1453 Fallbrook Ave
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93611	93611	93611	93611
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.72 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,900	\$349,500	\$295,000
List Price \$	--	\$319,900	\$349,500	\$295,000
Sale Price \$	--	\$319,900	\$330,000	\$295,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	11/04/2019	12/13/2019	01/21/2020
DOM · Cumulative DOM	-- · --	4 · 56	2 · 52	3 · 36
Age (# of years)	25	25	26	27
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 na	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	1,657	1,770	1,800	1,467
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	.19 acres	0.17 acres	0.19 acres	0.14 acres
Other	NA	MLS#530107	MLS#532458	MLS#531707
Net Adjustment	--	-\$2,425	-\$3,375	+\$11,150
Adjusted Price	--	\$317,475	\$326,625	\$306,150

* 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** Fantastic value in the heart of Clovis. Nestled in the tree lined Williamsburg Manor subdivision, this 3 bedroom, 2.5 bath home sits on a well positioned 7475 sq ft lot. Enjoy the sparkling Pebble-tech pool with water feature, above ground spa, RV/boat parking and storage shed. The floor plan is spacious with 1770 sq ft, large living room with gas fireplace, breakfast nook near kitchen, formal living, formal dining. Beautiful tile flooring & wood laminate add warmth and charm to this beautiful home. It gets even better... this home has a brand new roof too! This home is move-in ready and will not last long! Added \$5k garage, and \$400 lot. Deducted \$2825 sf and \$5k bath.
- Sold 2** Delightful home is walking distance to Century Elementary School and shopping centers. Family oriented neighborhood offers bike trails, walking trails and minutes away from parks. Open floor plan with spacious family room and generous size kitchen. Backyard is landscaped with built-in pool. Side yard offers much room for a garden area or dog run. Property equipped with three car garage, but tax records states 2 car garage. Buyer to verify. Added \$200 age and deducted \$3575 sf.
- Sold 3** Comfort and location, this home truly has so much to offer! Open kitchen with large eating area, beautiful pool with large yard for entertaining family and friends, park and trails nearby for outdoor activities, the popular Clovis Crossing shopping center just a few minutes away, Clovis schools with Century Elementary within walking distance, and so much more. Not to mention listed under \$300,000! You don't want to miss this sweet opportunity. Added \$5k garage, \$400 for age, \$4750 sf and \$1k lot.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold 03/09/2007 \$337,000.			
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	\$317,000	\$317,000
Sales Price	\$317,000	\$317,000
30 Day Price	\$310,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 10/30/19 or sooner, no short sales or foreclosures, square foot 1357- 1957, 1985-2005 in age, SFR, within ¼ mile radius there is 1 comps, within ½ mile radius there is 7 comps, 1 active, no pending, 6 sold comps (1 out of 7 comps have a pool). There is a shortage of comps extended radius one mile. 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 The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.97 miles and the sold comps
Notes closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Street



Other

Listing Photos

L1 1193 Spruce Ave
Clovis, CA 93611



Front

L2 1405 Chennault Ave
Clovis, CA 93611



Front

L3 1499 Chennault Ave
Clovis, CA 93611



Front

Sales Photos

S1 72 N Bliss Ave
Clovis, CA 93611



Front

S2 1440 Minarets Ave
Clovis, CA 93611



Front

S3 1453 Fallbrook Ave
Clovis, CA 93611



Front

ClearMaps Addendum

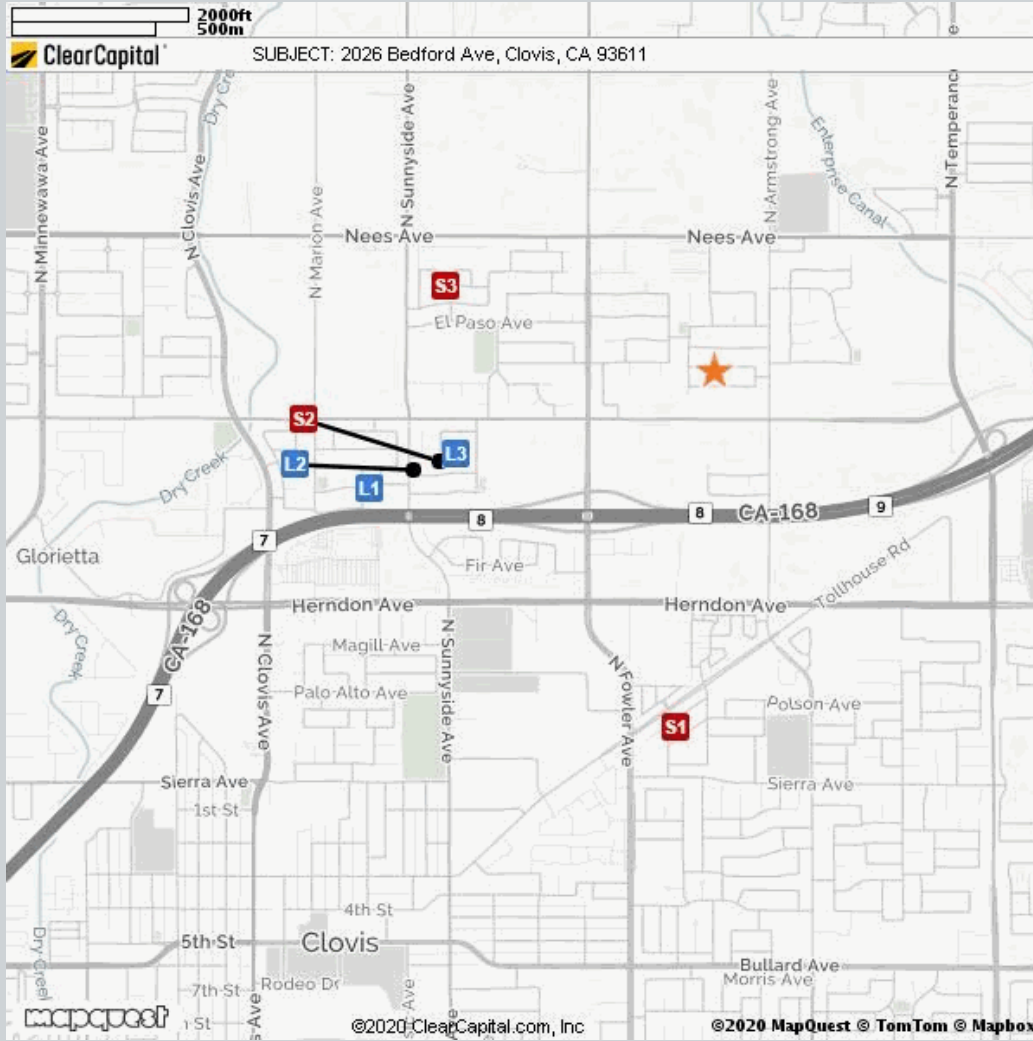
Address ★ 2026 Bedford Avenue, Clovis, CA 93611

Loan Number 40223

Suggested List \$317,000

Suggested Repaired \$317,000

Sale \$317,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2026 Bedford Ave, Clovis, CA	--	Parcel Match
L1 Listing 1	1193 Spruce Ave, Clovis, CA	0.97 Miles ¹	Parcel Match
L2 Listing 2	1405 Chennault Ave, Clovis, CA	0.79 Miles ¹	Parcel Match
L3 Listing 3	1499 Chennault Ave, Clovis, CA	0.72 Miles ¹	Parcel Match
S1 Sold 1	72 N Bliss Ave, Clovis, CA	0.96 Miles ¹	Parcel Match
S2 Sold 2	1440 Minarets Ave, Clovis, CA	0.72 Miles ¹	Parcel Match
S3 Sold 3	1453 Fallbrook Ave, Clovis, CA	0.76 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	8.12 miles	Date Signed	02/27/2020

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.