

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	1349 Kansas Street, Fairfield, CA 94533	Order ID	6631228	Property ID	28104429
Inspection Date	02/27/2020	Date of Report	02/28/2020		
Loan Number	40243	APN	0031-062-030		
Borrower Name	Catamount Properties 2018 LLC	County	Solano		

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	Nancy Parker	Condition Comments	
R. E. Taxes	\$1,690	One story, gravel roof, wood and stucco siding, garage conversion, corner lot, fair landscaping, front windows boarded up, original windows, paint shows aging, fenced backyard, home needs some upkeep. \$2,000 front window repair.	
Assessed Value	\$148,359		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$2,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$2,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Area attracts investors, flip sales in neighborhood, REO and short sales declining, no new growth or construction, no industry, schools, parks, shopping and hospital within 1 mile. Some homes in neighborhood lack curb appeal, freeway within .75 miles. Shortage of standard sales.	
Sales Prices in this Neighborhood	Low: \$265,000 High: \$405,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1349 Kansas Street	1325 2nd	813 3rd	1420 Empire
City, State	Fairfield, CA	Fairfield, CA	Fairfield, CA	Fairfield, CA
Zip Code	94533	94533	94533	94533
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.52 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$375,000	\$320,000	\$378,000
List Price \$	--	\$339,000	\$320,000	\$378,000
Original List Date		10/15/2019	08/19/2019	11/29/2019
DOM · Cumulative DOM	-- · --	133 · 136	62 · 193	90 · 91
Age (# of years)	66	66	67	60
Condition	Average	Fair	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	1,264	1,000	1,232	1,299
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 1	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.17 acres	.16 acres	.14 acres
Other	--	--	--	--

* 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.

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

Listing 1 Subject to finding a replacement property. Needs TLC... AS-IS SALE as per mls, active.

Listing 2 Single story home includes 4 bedrooms, enclosed rear porch, 1 bath plus a large rear yard, needs updating, as-is, pending.

Listing 3 Ranch style home, dual pane windows, comp roof, fair landscaping, tile floors, average kitchen and baths, pending.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1349 Kansas Street	1701 Minnesota	1407 Kansas	1413 Minnesota
City, State	Fairfield, CA	Fairfield, CA	Fairfield, CA	Fairfield, CA
Zip Code	94533	94533	94533	94533
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.05 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$335,000	\$350,000
List Price \$	--	\$285,000	\$335,000	\$335,000
Sale Price \$	--	\$301,000	\$335,000	\$335,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	12/24/2019	01/16/2020	12/26/2019
DOM · Cumulative DOM	-- · --	7 · 49	41 · 55	45 · 55
Age (# of years)	66	65	66	66
Condition	Average	Fair	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	1,264	1,404	1,000	1,000
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.13 acres	.18 acres	.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,580	+\$6,492	+\$6,992
Adjusted Price	--	\$303,580	\$341,492	\$341,992

* Sold 2 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** As-is condition, needs repairs 25,000, more gla -7,420, larger garage -15,000, multiple offers, standard sale.
- Sold 2** Corner lot with 3 bedrooms, 2 bathrooms, a new roof, and an extensive front lawn. Use your imagination. Larger garage -7,500, less gla 13,992.
- Sold 3** Single story home features 3bd/2ba situated in cul de sac lot. Very big yard, garage conversion, dual pane windows, less gla 13,992. -7,000 closing credit.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sale in 1992. Tax records have home flagged for auction.			
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	\$325,000	\$327,000
Sales Price	\$325,000	\$327,000
30 Day Price	\$320,000	--
Comments Regarding Pricing Strategy		
L2, S2, S1 given most weight based on location, standard sales given most weight, most common sales are flip type. Concessions not typical, investor most likely buyer, searched out 1 mile and 10 month history.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition with \$2,000 recommended in total repairs. Comps are similar in characteristics, located within 0.52 miles and the sold comps closed within the last 2 months. The market is reported as having increased 3% in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1325 2nd
Fairfield, CA 94533



Front

L2 813 3rd
Fairfield, CA 94533



Front

L3 1420 Empire
Fairfield, CA 94533



Front

Sales Photos

S1 1701 Minnesota
Fairfield, CA 94533



Front

S2 1407 Kansas
Fairfield, CA 94533



Front

S3 1413 Minnesota
Fairfield, CA 94533



Front

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	Kelly Nusbaum	Company/Brokerage	Coldwell Banker Kappel Gateway Realty
License No	01223015	Address	1190 1st Street Fairfield CA 94533
License Expiration	06/16/2021	License State	CA
Phone	7073016009	Email	nusbaumkelly@gmail.com
Broker Distance to Subject	0.03 miles	Date Signed	02/28/2020

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.