

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>	29854 Garden Grove Drive, Menifee, CALIFORNIA 92584	<b>Order ID</b>	6639970	<b>Property ID</b>	28132155
<b>Inspection Date</b>	03/04/2020	<b>Date of Report</b>	03/05/2020		
<b>Loan Number</b>	40285	<b>APN</b>	333680058		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Riverside		

### Tracking IDs

<b>Order Tracking ID</b>	Citi_BPO_03.03.20	<b>Tracking ID 1</b>	Citi_BPO_03.03.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Kevin G Roebke	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$5,706	Two story home with stucco siding, stone and shutters for accent on exterior. 3 car attached garage. Home and landscaping appears maintained from exterior.	
<b>Assessed Value</b>	\$392,168		
<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>			
<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	Subject located in a neighborhood with single and two story homes, most homes in this community appears maintained. Close to shopping, schools and parks. Standard sales are dominating the market at this time.	
<b>Sales Prices in this Neighborhood</b>	Low: \$398,000 High: \$480,000		
<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>	29854 Garden Grove Drive	29890 Peppercorn Cir	29535 Peacock Mountain Dr	29183 Abelia Glen St
<b>City, State</b>	Menifee, CALIFORNIA	Menifee, CA	Menifee, CA	Menifee, CA
<b>Zip Code</b>	92584	92584	92584	92584
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.80 <sup>1</sup>	0.49 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$488,000	\$425,000	\$499,900
<b>List Price \$</b>	--	\$483,000	\$425,000	\$499,900
<b>Original List Date</b>		11/14/2019	12/30/2019	02/07/2020
<b>DOM · Cumulative DOM</b>	-- · --	111 · 112	65 · 66	5 · 27
<b>Age (# of years)</b>	6	5	15	4
<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>	2 Stories Tract	1 Story Tract	2 Stories Tract	2 Stories Tract
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,967	2,785	2,828	3,117
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 3	4 · 2 · 1	5 · 3
<b>Total Room #</b>	8	8	8	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 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>	--	--	--	--
<b>Lot Size</b>	0.22 acres	0.21 acres	0.10 acres	0.16 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Located in same tract as subject. Beautiful single story home located in the Mahogany Creek Community of Menifee. This highly sought after community offers large family sized homes with no HOA's. Located on a private cul-de-sac, this spacious home would be perfect for a family. It would also be great for guests or extended visits from family and friends. This very popular single story floor plan offers 4 bedrooms and 3 bathrooms and is approximately 2785 square feet. Each room offers a walk in closet. The kitchen and great room have an open floor plan which include an oversized island and a cozy fireplace. This home has a separate formal dining room and an indoor laundry room with a large sink.
- Listing 2** Welcome home to the Menifee Greens Community, where you're just minutes away from golf, shopping, restaurants, entertainment and award winning schools! Come live in one of the area's most desirable and sought-after neighborhoods. This absolutely stunning, two story home backs up to a beautiful golf course and water view. With 2,828 square feet of living space, you'll discover that there's plenty of room for each member of the family to easily find a place to call their very own. The kitchen has tons of cabinets, gleaming granite counter and modern appliances. It has a convenient breakfast area that opens seamlessly to the family room.
- Listing 3** Come see this beautiful home located in Menifee Hills offering 5 bedrooms, 3 baths with 3,105 square feet of living space and upgrades around every corner! Seriously, this home has it all! RV Parking, Incredible Pool and Spa with firepit and fire features. Built-in BBQ, Alumawood Patio Cover, artificial turf with hardscape and a small putting green in the back yard. The interior of the home offers a spacious floorplan with a bedroom and bathroom downstairs. Formal living room, Family room with fireplace, built in's, custom window covers and light fixtures.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	29854 Garden Grove Drive	29278 Pineleaf St	29846 Peppercorn Cir	28717 Mahogany Trail Way
<b>City, State</b>	Menifee, CALIFORNIA	Menifee, CA	Menifee, CA	Menifee, CA
<b>Zip Code</b>	92584	92584	92584	92584
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.40 <sup>1</sup>	0.21 <sup>1</sup>	0.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$435,000	\$460,000	\$488,000
<b>List Price \$</b>	--	\$435,000	\$444,900	\$488,000
<b>Sale Price \$</b>	--	\$435,000	\$446,000	\$480,000
<b>Type of Financing</b>	--	Conventional	Fha	Conventional
<b>Date of Sale</b>	--	03/02/2020	11/15/2019	10/16/2019
<b>DOM · Cumulative DOM</b>	-- · --	11 · 45	63 · 106	15 · 43
<b>Age (# of years)</b>	6	12	5	5
<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>	2 Stories Tract	2 Stories Tract	2 Stories Tract	1 Story Tract
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,967	2,892	3,114	2,785
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 3 · 1	5 · 2 · 1	4 · 3
<b>Total Room #</b>	8	9	9	8
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 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>	--	--	--	--
<b>Lot Size</b>	0.22 acres	0.20 acres	0.22 acres	0.31 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$6,700	-\$5,000	+\$6,500
<b>Adjusted Price</b>	--	\$441,700	\$441,000	\$486,500

\* Sold 2 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** D Beautiful Home with 4 Bedrooms and 3 Baths (1 bd/and full bath down downstairs.) Plus, an office with library style book shelves.... Upstairs 3 bedrooms, laundry room, loft and 2 full baths. The great room has 5 speakers built-in plus sub-woofer surround sound. Beautiful Kitchen off the great room. This home has it all, a 3car garage with epoxy flooring throughout. The third car garage has been converted to a man-cave, a must see... The backyard is an entertainer's oasis! It features an outdoor kitchen with a built-in 44"/6 burner Swiss Grill, side searing burner, built-in cooler, mini-refrigerator, storage, LED lighting and outlets. Adjusted +1,200 age, +3,000 garage and +2,500 GLA.
- Sold 2** Gorgeous 5 Bedroom, 3 Bathroom house with 1 Bedroom downstairs. Great, Open Floor plan, perfect for entertaining! Granite counter tops, kitchen island, pantry, walk-in closet, 3 car garage, this home has it all! Located in same tract as subject. Adjusted for GLA.
- Sold 3** Beautiful Single story home located on a Corner lot with NO HOA\*\*\*.....This home offers 2,785 Square feet of living area on a 13,504 square foot lot...It has 4 bedrooms and 3 bathrooms....The kitchen opens to the family room with a cozy fireplace and separate dining area, it features an Island and Granite countertops. Located in same tract as subject. Adjusted for GLA.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			According to MLS and county records subject has not been listed or sold in the last 12 months.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$446,000	\$446,000
<b>Sales Price</b>	\$445,000	\$445,000
<b>30 Day Price</b>	\$436,000	--
<b>Comments Regarding Pricing Strategy</b>		
I went back 6 months, out in distance 1 mile. The ones used are the best possible currently available comps. The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration. All comps are located in a neighborhood that compares to subject.		

## 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



Side



Side



Street



Street



## Listing Photos

**L1** 29890 Peppercorn Cir  
Menifee, CA 92584



Front

**L2** 29535 Peacock Mountain Dr  
Menifee, CA 92584



Front

**L3** 29183 Abelia Glen St  
Menifee, CA 92584



Front

## Sales Photos

**S1** 29278 Pineleaf St  
Menifee, CA 92584



Front

**S2** 29846 Peppercorn Cir  
Menifee, CA 92584



Front

**S3** 28717 Mahogany Trail Way  
Menifee, CA 92584



Front

### ClearMaps Addendum

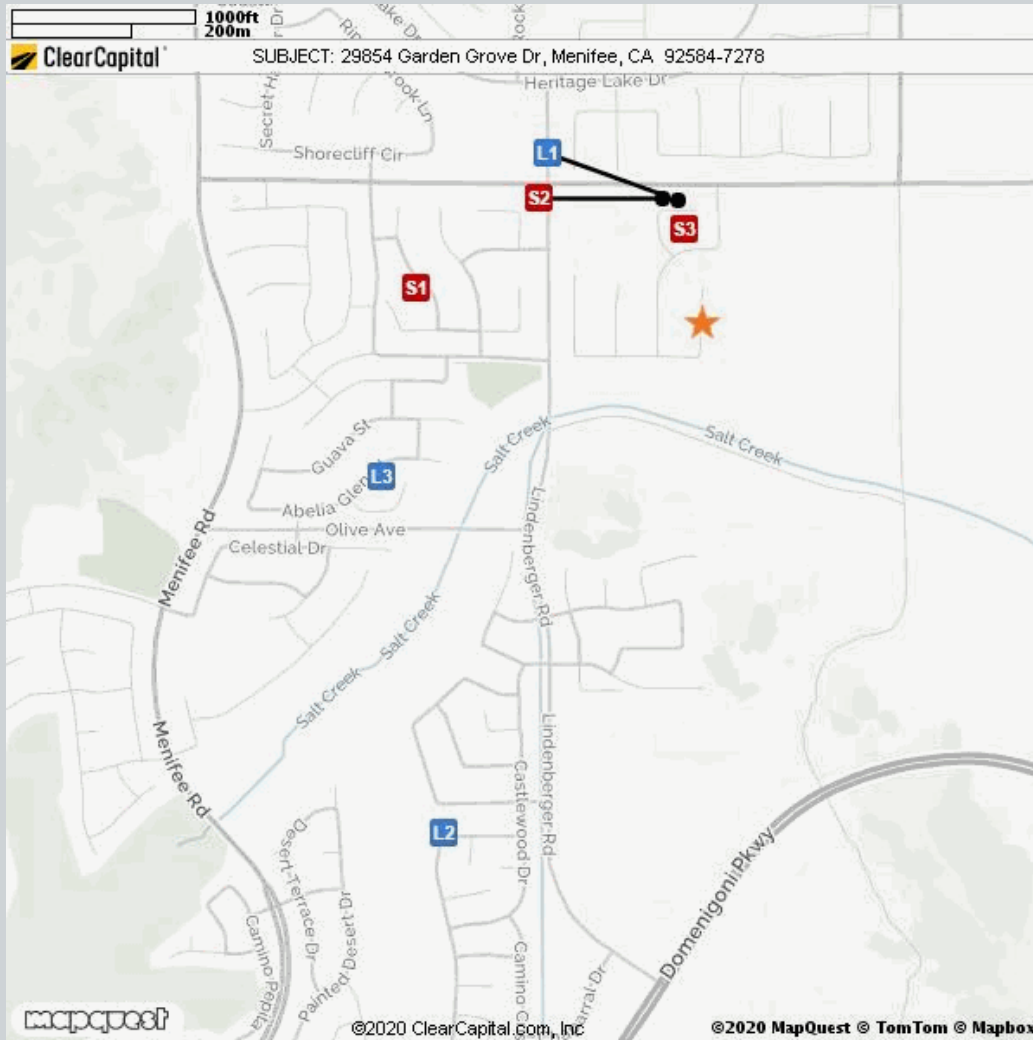
**Address** ★ 29854 Garden Grove Drive, Menifee, CALIFORNIA 92584

**Loan Number** 40285

**Suggested List** \$446,000

**Suggested Repaired** \$446,000

**Sale** \$445,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	29854 Garden Grove Dr, Menifee, CA	--	Parcel Match
L1 Listing 1	29890 Peppercorn Cir, Menifee, CA	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	29535 Peacock Mountain Dr, Menifee, CA	0.80 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	29183 Abelia Glen St, Menifee, CA	0.49 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	29278 Pineleaf St, Menifee, CA	0.40 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	29846 Peppercorn Cir, Menifee, CA	0.21 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	28717 Mahogany Trail Way, Menifee, CA	0.15 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.

\*\*\* 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

<b>Broker Name</b>	Fernand DeChristopher	<b>Company/Brokerage</b>	DeChristopher Properties
<b>License No</b>	01062377	<b>Address</b>	25810 Floyd Ave. Menifee CA 92585
<b>License Expiration</b>	07/05/2023	<b>License State</b>	CA
<b>Phone</b>	9517336896	<b>Email</b>	chrismovesu@gmail.com
<b>Broker Distance to Subject</b>	4.70 miles	<b>Date Signed</b>	03/04/2020

*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.**