

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	1440 Teakwood Way, Tracy, CA 95376	Order ID	6839929	Property ID	28799970
Inspection Date	09/15/2020	Date of Report	09/16/2020		
Loan Number	40419	APN	232-310-22		
Borrower Name	Catamount Properties 2018 LLC	County	San Joaquin		

Tracking IDs

Order Tracking ID	0914_BPO_Updates	Tracking ID 1	0914_BPO_Updates
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties	Condition Comments Subject appears to be in average condition. Landscape is in average condition.
R. E. Taxes	\$3,695	
Assessed Value	\$302,602	
Zoning Classification	Residential	
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 Competing sellers have seen a decrease in days on market in the recent several months.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$450,000 High: \$550,000	
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	1440 Teakwood Way	1930 Knollcrest Ln	1423 Ferngrove Ct	1850 Laurelgrove Ln
City, State	Tracy, CA	Tracy, CA	Tracy, CA	Tracy, CA
Zip Code	95376	95376	95376	95376
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.07 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$489,900	\$480,000	\$477,000
List Price \$	--	\$489,900	\$480,000	\$477,000
Original List Date		06/06/2020	07/28/2020	09/10/2020
DOM · Cumulative DOM	-- · --	19 · 102	12 · 50	6 · 6
Age (# of years)	24	25	25	23
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	1,689	1,689	1,689	1,566
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	6	7	7	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	--	--	--	--
Lot Size	0.1 acres	0.1 acres	0.09 acres	0.08 acres
Other	MLS#	MLS#20032707	MLS#20043418	MLS#20054150

* 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** Beautiful Claremont Model two story home in a desirable location in Tracy back into the Market at no fault to Seller's. Side yard access Hard to find 1BD/1 full BA downstairs. Super close to the park, main Shopping center/ Dinning and easy Fwy access.
- Listing 2** Perfect family home located in Woodfield Estates. Formal living and dining room. Bright, open kitchen with room for informal dining. Separate family room with fireplace. Upgraded laminate flooring. Plantation shutters. Bedroom downstairs. Laundry on second floor. Nice size yard with patio, and possible side yard access. Home is situated in Cul-de-sac, located blocks from Zanussi Park. Centrally located near schools, shopping, and easy freeway access for the commuter.
- Listing 3** Welcome to this impeccably maintained home in the beautiful Woodfield Estates community. As you enter, you will be greeted by two grand living areas with tall, vaulted ceilings. You will flow right through to the kitchen and dining, perfect for gatherings with loved ones. Venture upstairs for all three bedrooms, one being the spacious master suite featuring the open concept master bath and tall, frameless shower doors. The beautiful french doors open to a tranquil private patio, well-built overhang for shade and tons of garden beds. Close to the community park, shopping, freeway access and everything Tracy has to offer. Welcome home!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1440 Teakwood Way	1546 Arrigotti Ln	1618 Woodland Ct	1808 Groveview Way
City, State	Tracy, CA	Tracy, CA	Tracy, CA	Tracy, CA
Zip Code	95376	95377	95376	95376
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.15 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$510,000	\$480,000	\$465,000
List Price \$	--	\$510,000	\$475,000	\$465,000
Sale Price \$	--	\$500,000	\$475,000	\$474,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	04/17/2020	06/16/2020	09/15/2020
DOM · Cumulative DOM	-- · --	24 · 62	46 · 89	4 · 63
Age (# of years)	24	21	26	23
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	1 Story Contemp	2 Stories Contemp	2 Stories Contemp
# Units	1	1	1	1
Living Sq. Feet	1,689	1,850	1,659	1,572
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2	4 · 2 · 1	3 · 2 · 1
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	--	--	--	--
Lot Size	0.1 acres	0.13 acres	0.1 acres	0.11 acres
Other	MLS#	MLS#20009238	MLS#20017368	MLS#20041427
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$500,000	\$475,000	\$474,000

* 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** Terrific single story home located within walking distance to Art Freiler School & West High. Spacious open floor plan featuring 4 bedrooms, 2 baths and 3 car garage. Home was remodeled with wood floors throughout hallway and bedrooms. Updated granite kitchen counters. Home has newer interior and exterior paint. Patio cover was installed in the backyard. Home is located close to shopping and parks. It's the perfect home for a first time homebuyer!
- Sold 2** OWNED SOLAR!!!! Large yard!!! Covered Patio!!! VA buyers welcomed! This wonderful 4 bedroom, 2.5 bath home has a covered front porch. It is in a commuter friendly location- close to schools, shopping, restaurants, entertainment, freeway, hospitals & more. This wonderful home boasts a formal living/dining room combo with a cozy fireplace. The sunny kitchen has breakfast nook and looks out onto the beautiful landscaped yard. The spacious backyard includes a large covered patio, and mature plants and automatic sprinklers. Other great features include- designer two-toned paint, dual paned windows, inside laundry, LED can lighting, gas range, custom tile flooring, storage shed and OWNED SOLAR! All bedrooms are upstairs- bed 4 doesn't have a closet.
- Sold 3** This beautiful oasis in Woodfield Estates is the definition of pride of ownership. This home is in a well established neighborhood with a park within walking distance, and restaurants and shopping nearby. If you are sheltering in place, you have the option to stay inside or enjoy the spacious outdoor living area. It is a truly turnkey property. Please click on virtual media link in upper right corner.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject has not been listed or sold in the previous 12 months.				
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	\$480,000	\$480,000
Sales Price	\$480,000	\$480,000
30 Day Price	\$470,000	--
Comments Regarding Pricing Strategy		
Competing sellers have seen a decrease in days on market in the recent several months.		

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.
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Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Other

Listing Photos

L1 1930 Knollcrest Ln
Tracy, CA 95376



Front

L2 1423 Ferngrove Ct
Tracy, CA 95376



Front

L3 1850 Laurelgrove Ln
Tracy, CA 95376



Front

Sales Photos

S1 1546 Arrigotti Ln
Tracy, CA 95377



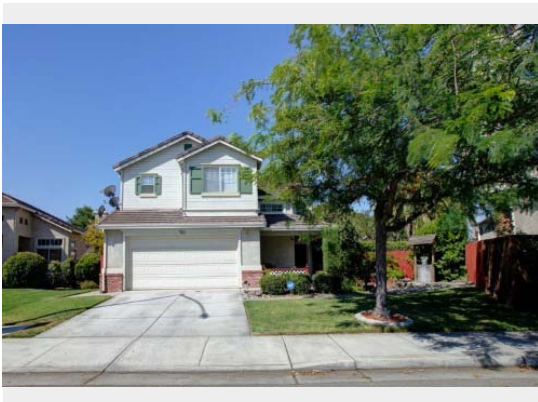
Front

S2 1618 Woodland Ct
Tracy, CA 95376



Front

S3 1808 Groveview Way
Tracy, CA 95376



Front

ClearMaps Addendum

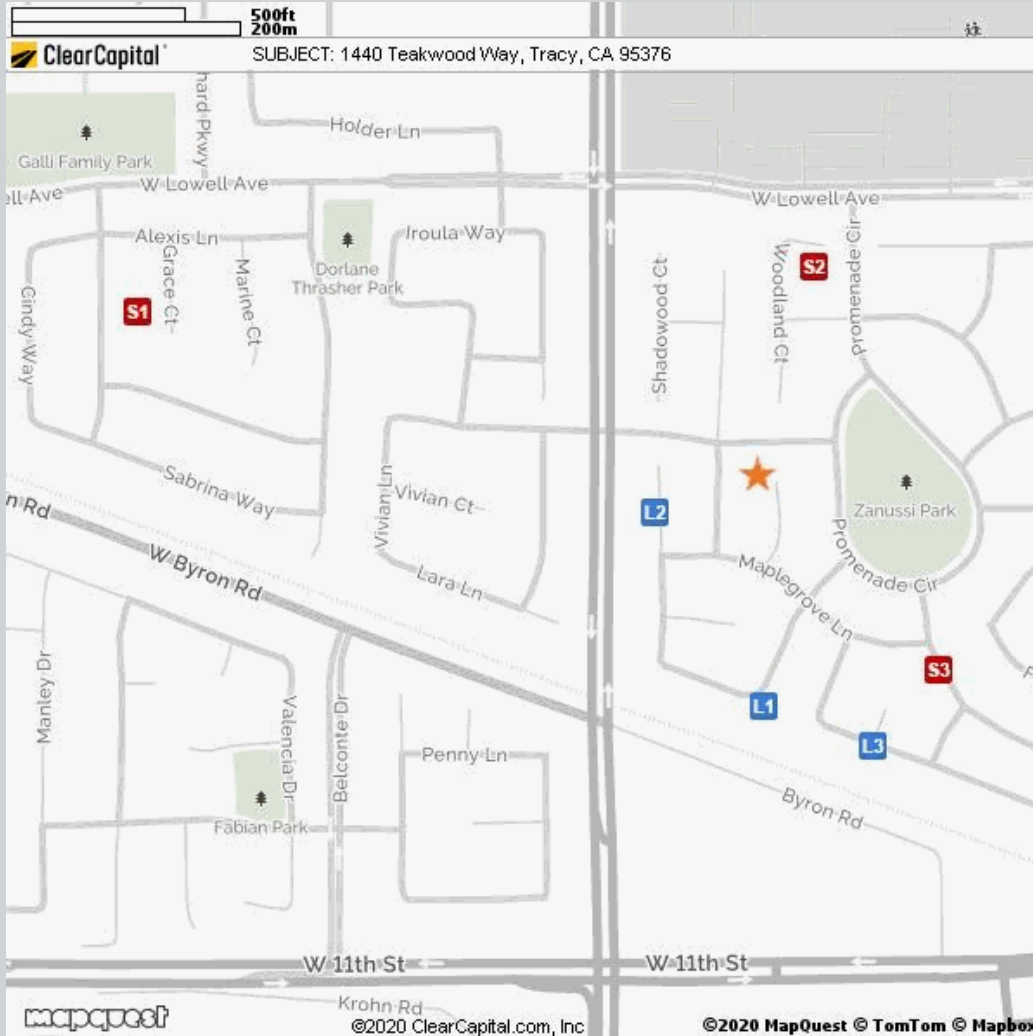
Address ★ 1440 Teakwood Way, Tracy, CA 95376

Loan Number 40419

Suggested List \$480,000

Suggested Repaired \$480,000

Sale \$480,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1440 Teakwood Way, Tracy, CA 95376	--	Parcel Match
L1 Listing 1	1930 Knollcrest Ln, Tracy, CA 95376	0.15 Miles ¹	Parcel Match
L2 Listing 2	1423 Ferngrove Ct, Tracy, CA 95376	0.07 Miles ¹	Parcel Match
L3 Listing 3	1850 Laurelgrove Ln, Tracy, CA 95376	0.20 Miles ¹	Parcel Match
S1 Sold 1	1546 Arrigotti Ln, Tracy, CA 95377	0.43 Miles ¹	Parcel Match
S2 Sold 2	1618 Woodland Ct, Tracy, CA 95376	0.15 Miles ¹	Parcel Match
S3 Sold 3	1808 Groveview Way, Tracy, CA 95376	0.18 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	John Parisek	Company/Brokerage	Golden Lion Real Estate, Inc
License No	01296854	Address	4600 S Tracy Blvd Tracy CA 95377
License Expiration	09/05/2024	License State	CA
Phone	2098360200	Email	john@goldenlionhomes.com
Broker Distance to Subject	3.30 miles	Date Signed	09/16/2020

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.