

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	5702 Rutile Street, Riverside, CA 92509	Order ID	6839929	Property ID	28799971
Inspection Date	09/15/2020	Date of Report	09/16/2020		
Loan Number	40455	APN	162-133-002		
Borrower Name	Catamount Properties 2018 LLC	County	Riverside		

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 2018 LLC	Condition Comments	
R. E. Taxes	\$4,289	<p>The subject is a two on a lot property. There are two single story buildings with stucco siding. The front building has a tile roof, and newer windows, and the rear building has a composition shingle roof. Unable to view the rear building clearly from the street. It is located on a partially landscaped lot with a chin link and vinyl fence surrounding. One section of stucco and wood trim needs paint. There are no known health, safety, or adverse environmental issues present.</p>	
Assessed Value	\$387,351		
Zoning Classification	2-4 units		
Property Type	Duplex		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$500		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	<p>Values have increased during the past 6 months, with few concessions paid. Distressed sale properties are a minor share of the market, with no impact on neighborhood values. Surrounding properties are single story detached SFRs, and various 2-4 unit properties, mixed in age, size, and quality of exterior construction materials. It is .6 mi to a golf course, .75 mi to an elementary school, and 1.6 mi to freeway access.</p>	
Sales Prices in this Neighborhood	Low: \$317,000 High: \$799,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5702 Rutile Street	3739 Brockton Ave	6439 Brockton Ave	2159 5th St
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92509	92501	92506	92507
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	6.69 ¹	6.00 ¹	7.91 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$550,000	\$624,599	\$449,998
List Price \$	--	\$550,000	\$599,888	\$449,998
Original List Date		08/17/2020	08/29/2020	06/22/2020
DOM · Cumulative DOM	-- · --	1 · 30	18 · 18	85 · 86
Age (# of years)	88	98	74	61
Condition	Average	Good	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 Duplex	2 Stories Duplex	1 Story Duplex	1 Story Duplex
# Units	2	2	2	2
Living Sq. Feet	2,424	2,584	2,242	2,020
Bdrm · Bths · ½ Bths	5 · 2	4 · 2	5 · 2	5 · 3
Total Room #	9	8	9	9
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.46 acres	0.07 acres	0.22 acres	0.15 acres
Other	Fence	Fence	Fence	Fence

* 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** Has separate gas and electric meters. Rents are \$3000. mo total. Has larger GLA, significantly smaller lot size, superior covered parking, and similar year built. The property is offered as remodeled with granite kitchen countertops, tile flooring, and new paint and carpet. Baths appear to be updated per MLS photos.
- Listing 2** Has smaller GLA and lot size, similar open parking and is slightly newer construction. There is a new roof and HVAC, no disclosed kitchen, bath, flooring, or window upgrades. Has no separate meters. Rents are \$3800. mo total.
- Listing 3** Has separate gas and electric meters. Rents are \$2575. mo total. Has smaller GLA and lot size, similar open parking, and is newer construction. The property is offered as needing "cosmetic repairs", that are not specified. Has no upgrades disclosed.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5702 Rutile Street	6381 Archer St	3626 Fleming St	8222 Greenpoint Ave
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92509	92509	92509	92503
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.27 ¹	2.69 ¹	3.14 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$459,900	\$579,999	\$515,000
List Price \$	--	\$459,900	\$579,999	\$515,000
Sale Price \$	--	\$465,000	\$580,000	\$530,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/08/2020	08/31/2020	03/12/2020
DOM · Cumulative DOM	-- · --	69 · 69	200 · 200	39 · 87
Age (# of years)	88	64	52	44
Condition	Average	Average	Good	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 Duplex	1 Story Duplex	2 Stories Duplex	1 Story Duplex
# Units	2	2	2	2
Living Sq. Feet	2,424	2,236	2,500	2,214
Bdrm · Bths · ½ Bths	5 · 2	6 · 4	5 · 4	6 · 4
Total Room #	9	10	9	10
Garage (Style/Stalls)	None	None	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	0.46 acres	0.14 acres	0.73 acres	0.19 acres
Other	Fence	Fence	Fence	Fence
Net Adjustment	--	-\$900	-\$58,200	-\$6,500
Adjusted Price	--	\$464,100	\$521,800	\$523,500

* Sold 3 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** Has smaller GLA and lot size, similar open parking, and is newer construction. Has separate gas and electric meters. Rents are \$3800. mo total. Has granite kitchen countertops, dual pane windows, and laminate flooring. Adj: GLA +9400, lot size +13900, baths -10k, year built -4800.
- Sold 2** Newer construction with similar GLA, larger lot size, and superior covered parking. Has upgraded kitchens, new flooring and paint, upgraded baths. Has no separate meters. Rents are \$3400. mo total. Adj: baths -10k, garage -10k, lot size -11k, year built -7200, condition -20k.
- Sold 3** Has smaller GLA and lot size, superior covered parking, and is newer construction. Has a newer roof. One unit has newer flooring, paint, and one upgraded bath. Has no kitchen, secondary bath, or window upgrades. Has separate gas, electric, and water meters. Rents are \$3625. mo total. Adj: GLA +10,500, garage -10k, baths -10k, lot size +11,800, year built -8800.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS activity for the subject. It last sold on 03/27/2020 for \$265,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	03/27/2020	\$265,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$525,000	\$526,000
Sales Price	\$520,000	\$521,000
30 Day Price	\$505,000	--
Comments Regarding Pricing Strategy		
The search parameters for comparables were: all two family properties throughout the city of Riverside and back approx. 6 months. The search was greatly expanded due to a lack of more proximate, similar, two family properties. Information regarding the subject is from tax records, previously supplied information, and broker observation.		

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.

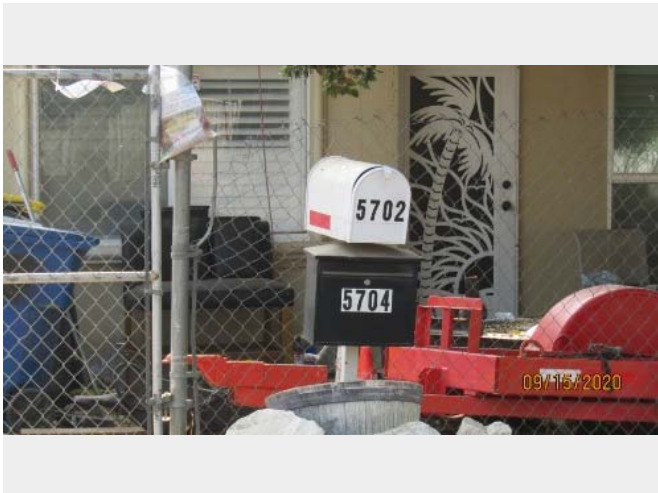
Subject Photos



Front



Front



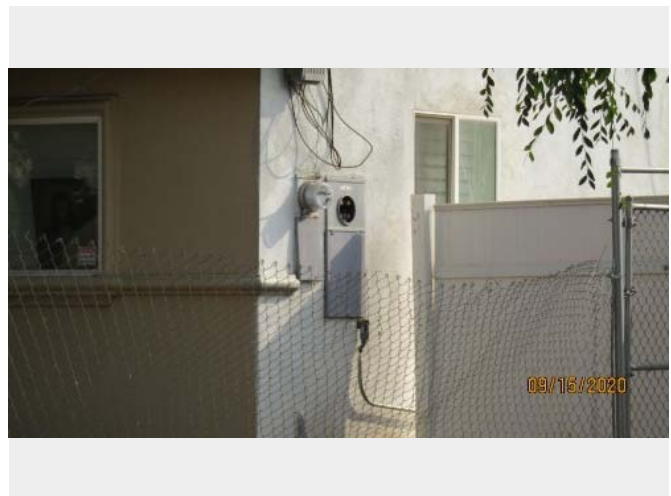
Address Verification



Side

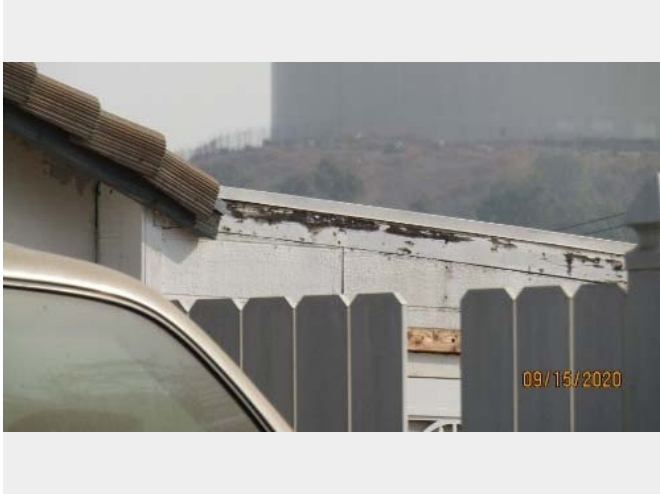


Street



Other

Subject Photos



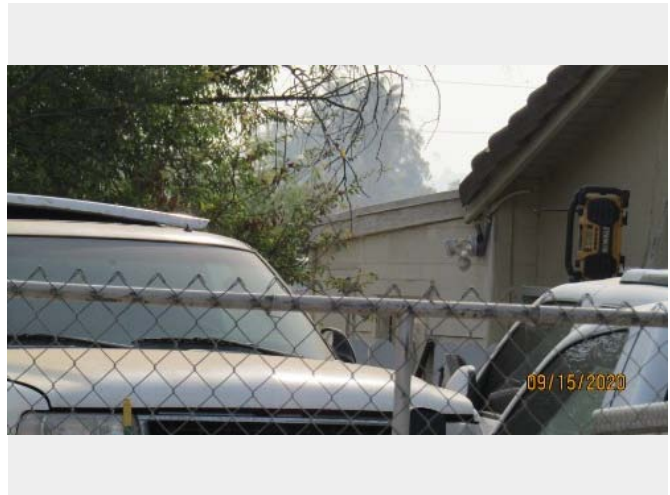
Other



Other



Other



Other



Other

Listing Photos

L1 3739 Brockton Ave
Riverside, CA 92501



Front

L2 6439 Brockton Ave
Riverside, CA 92506



Front

L3 2159 5th St
Riverside, CA 92507



Front

Sales Photos

S1 6381 Archer St
Riverside, CA 92509



Front

S2 3626 Fleming St
Riverside, CA 92509



Front

S3 8222 Greenpoint Ave
Riverside, CA 92503



Front

ClearMaps Addendum

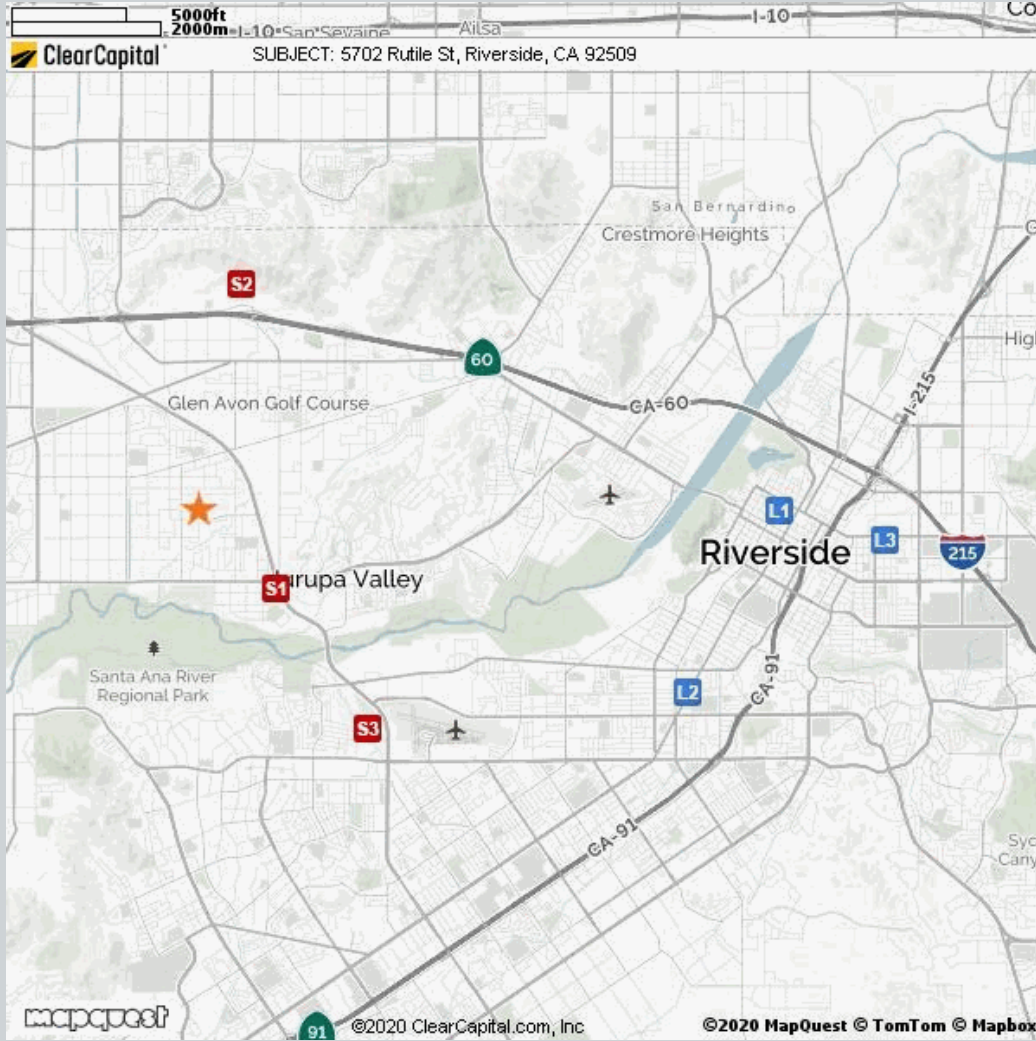
Address ★ 5702 Rutile Street, Riverside, CA 92509

Loan Number 40455

Suggested List \$525,000

Suggested Repaired \$526,000

Sale \$520,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5702 Rutile Street, Riverside, CA 92509	--	Parcel Match
L1 Listing 1	3739 Brockton Ave, Riverside, CA 92501	6.69 Miles ¹	Parcel Match
L2 Listing 2	6439 Brockton Ave, Riverside, CA 92506	6.00 Miles ¹	Parcel Match
L3 Listing 3	2159 5th St, Riverside, CA 92507	7.91 Miles ¹	Parcel Match
S1 Sold 1	6381 Archer St, Jurupa Valley, CA 92509	1.27 Miles ¹	Parcel Match
S2 Sold 2	3626 Fleming St, Jurupa Valley, CA 92509	2.69 Miles ¹	Parcel Match
S3 Sold 3	8222 Greenpoint Ave, Riverside, CA 92503	3.14 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	Phyllis Staton	Company/Brokerage	Phyllis Staton
License No	01005501	Address	9160 La Ronda St Rancho Cucamonga CA 91701
License Expiration	07/29/2023	License State	CA
Phone	9097174169	Email	NationwideAVM@gmail.com
Broker Distance to Subject	11.64 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.