

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>	1516 Avenue E, Kingsburg, CA 93631	<b>Order ID</b>	6665867	<b>Property ID</b>	28221795
<b>Inspection Date</b>	03/19/2020	<b>Date of Report</b>	03/23/2020		
<b>Loan Number</b>	40500	<b>APN</b>	xxx-xxx-xx		
<b>Borrower Name</b>	CRE	<b>County</b>	Fresno		

### Tracking IDs

<b>Order Tracking ID</b>	CS_BPO_Request_03.18.20	<b>Tracking ID 1</b>	CS_BPO_Request_03.18.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	unknown	<b>Condition Comments</b> The subject home appears maintained and neat in appearance. It is an appropriate improvement to the neighborhood. It has a solar system. There were no repairs noted at this time. There are no negative influences noted in the neighborhood. All amenities are available, schools, shopping, parks, public services and near Hwy 99 access for commuting.
<b>R. E. Taxes</b>	\$0	
<b>Assessed Value</b>	\$0	
<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>	\$0	
<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>	Rural	<b>Neighborhood Comments</b> The subject is located in a newer, established neighborhood with no negative influences noted in the area. There were no boarded up or abandoned homes noted and no RR tracks or high tension power lines.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$287,000 High: \$305,000	
<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>	1516 Avenue E	1595 Morgan Dr	685 W Lake	137 Mariposa
<b>City, State</b>	Kingsburg, CA	Kingsburg, CA	Kingsburg, CA	Kingsburg, CA
<b>Zip Code</b>	93631	93631	93631	93631
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.22 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$335,000	\$299,000	\$285,000
<b>List Price \$</b>	--	\$318,000	\$299,000	\$285,000
<b>Original List Date</b>		10/31/2019	02/19/2020	03/02/2020
<b>DOM · Cumulative DOM</b>	-- · --	91 · 144	7 · 33	11 · 21
<b>Age (# of years)</b>	21	24	15	18
<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>	1 Story contemp	1 Story Contemp	1 Story Contemp	1 Story Contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,661	1,880	1,660	1,410
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	7	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 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>	.16 acres	.13 acres	.18 acres	.13 acres
<b>Other</b>	Solar Panels	Solar Panels	--	--

\* Listing 2 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** This active listing is within 1/2 mile of the subject. It is 3 years older and it has 219 more sq ft than the subject. It has the same bed/bath and garage count. It is located on a smaller lot size. The home also has a owned solar system, like the subject. It has a bonus room/office and it has a newer AC unit and newer fence.
- Listing 2** This active listing is within 1/2 mile of the subject. It is 6 years newer and it ha 1 sq ft less. It has the same bed/bath and garage count as the subject. There were no noted upgrades for marketing. The home has been well maintained and has tile counter tops in the kitchen and bathrooms. The back yard has a large covered patio and sculpted decorative cement in the yard. It does not have a solar system.
- Listing 3** This active listing is near in proximity to the subject. It is 3 years newer and it has 251 sq ft less. It also has 1 more bedroom than the subject. The home has granite counter tops in the kitchen only. It is also located on a cul die sac location and it has been well maintained and has mature landscaping. It does not have a solar system.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1516 Avenue E	1612 Avenue D	576 W Nevada St	185 Lake St
City, State	Kingsburg, CA	Kingsburg, CA	Kingsburg, CA	Kingsburg, CA
Zip Code	93631	93631	93631	93631
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	0.10 <sup>1</sup>	0.34 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$290,000	\$299,900	\$290,000
List Price \$	--	\$290,000	\$299,900	\$290,000
Sale Price \$	--	\$293,000	\$305,000	\$287,000
Type of Financing	--	Conv	Conv	Va
Date of Sale	--	11/20/2019	11/04/2019	01/30/2020
DOM · Cumulative DOM	-- · --	4 · 36	8 · 52	27 · 77
Age (# of years)	21	21	16	17
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 contemp	1 Story comtemp	1 Story Contemp	1 Story Contemp
# Units	1	1	1	1
Living Sq. Feet	1,661	1,661	1,828	1,410
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	8
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	--	--	--	--
Lot Size	.16 acres	.17 acres	.18 acres	.13 acres
Other	Solar Panels	--	--	--
Net Adjustment	--	+\$4,500	-\$5,840	+\$2,620
Adjusted Price	--	\$297,500	\$299,160	\$289,620

\* Sold 1 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** This is the best comparable used in this report. It is the same age, has the same Gla and bed/bath and garage count. It does not have a solar system and is adjusted for that. It was well maintained and had a newer HVAC system. Mature landscaping both front and back yards. It sold Conventional financing with no BCC. It is adjusted for larger lot size -500 and no solar system +5000.
- Sold 2** This sold listing is also in the same neighborhood. It is 5 years newer and it has 167 more sq ft than the subject. It has the same bed/bath count and it has 1 more garage space than the subject. It is located on a larger lot size. This home was well maintained and the kitchen has all while appliances and tile counter tops and also tile flooring. The backyard has a covered patio and extra cement walk ways all around the home. It does not have a solar system. It sold Conventional financing with \$5000 paid in BCC. It is adjusted for newer age -500, larger Gla -3340, larger lot size -500, 1 more garage space -1500, BCC -5000 and no solar system -5000.
- Sold 3** This sold listing is within 1/2 mile of the subject. It is 4 years newer and it has 251 less sq ft. It has 1 more bedroom and the same bathroom and garage count. The kitchen had granite counter tops and tile back splash. It is also located on a cul de sac. It does not have a solar system. It sold Va financing with \$5000 paid in BCC. It is adjusted for newer age -400, smaller Gla +5020, 1 more bedroom -3000, smaller lot size +1000, no solar system +5000 and BCC -5000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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>	\$297,000	\$297,000
<b>Sales Price</b>	\$297,000	\$297,000
<b>30 Day Price</b>	\$289,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>In the search for comparable listings the bracket of 1 mile is used, a 20% Gla bracket of 1329-1993 is used, 2-4 bedrooms and a 20 year age bracket. All of the above listings fall into these categories. The adjustments made for the sold listings were: age \$100 per year, \$20 per sq ft, bedroom \$3000, solar system \$5000 and lot size \$500 per approximate 1000 sq ft. The suggested list price is based heavily on Sold # 1, because it is located in the same subdivision and is the same age, exact Gla, has the same bed/bath and garage count. The suggest list price is also heavily influenced by Active # 2, which is near in proximity, similar in age, Gla and bed/bath count. All of the comparable listings are within 1/2 mile of the subject and all are with 6 years old of the subject. The subject home appears maintained and will sell in a timely manner.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The value conclusion is accurate and reflects the current market for the subject. The selected comps are within a reasonable distance given comp availability, are relatively current, and accurately reflect the subject's defining characteristics. The report is deemed correct and well supported based on the current market conditions.

**Notes**

## Subject Photos



Front



Address Verification



Address Verification



Street



## Listing Photos

**L1** 1595 Morgan Dr  
Kingsburg, CA 93631



Front

**L2** 685 W Lake  
Kingsburg, CA 93631



Front

**L3** 137 Mariposa  
Kingsburg, CA 93631



Front

## Sales Photos

**S1** 1612 Avenue D  
Kingsburg, CA 93631



Front

**S2** 576 W Nevada St  
Kingsburg, CA 93631



Front

**S3** 185 Lake St  
Kingsburg, CA 93631



Front

## ClearMaps Addendum

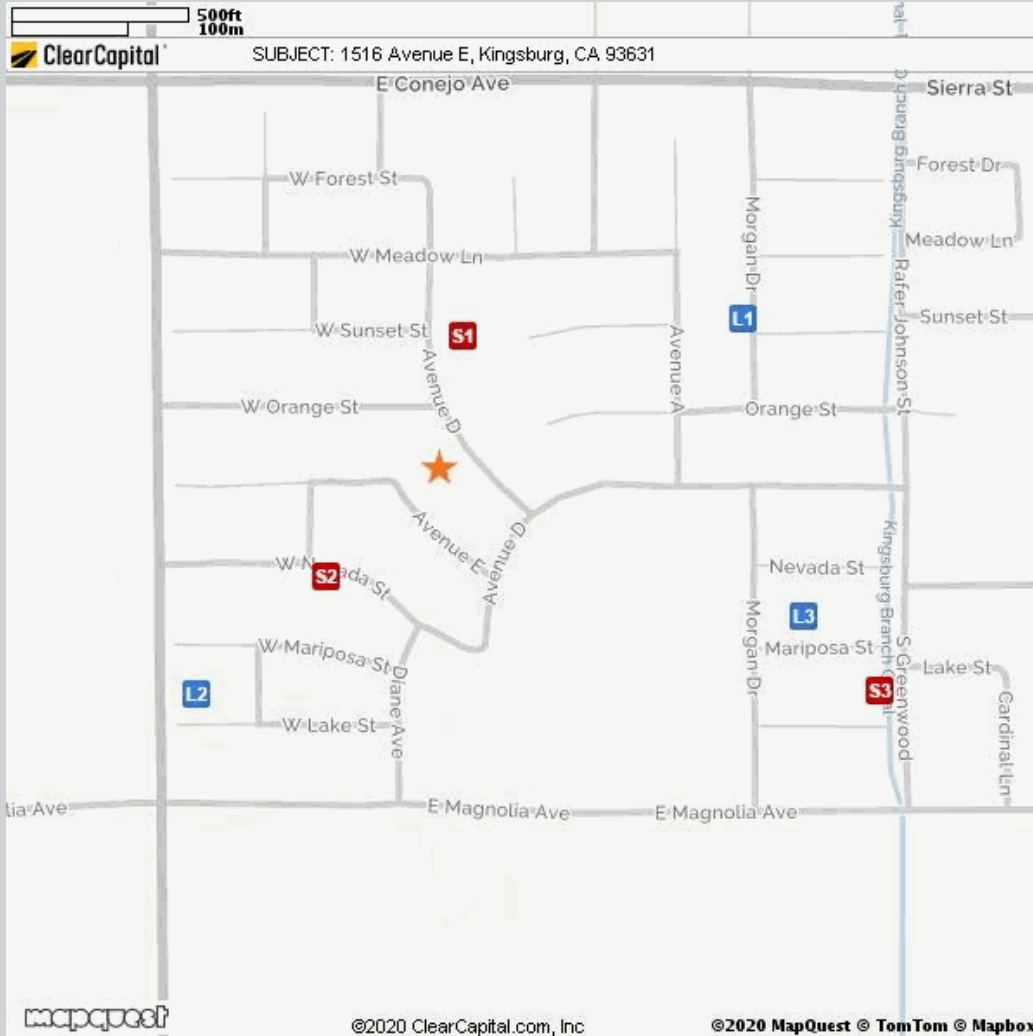
**Address** ★ 1516 Avenue E, Kingsburg, CA 93631

**Loan Number** 40500

**Suggested List** \$297,000

**Suggested Repaired** \$297,000

**Sale** \$297,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1516 Avenue E, Kingsburg, CA	--	Parcel Match
L1 Listing 1	1595 Morgan Dr, Kingsburg, CA	0.24 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	685 W Lake, Kingsburg, CA	0.22 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	137 Mariposa, Kingsburg, CA	0.27 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1612 Avenue D, Kingsburg, CA	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	576 W Nevada St, Kingsburg, CA	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	185 Lake St, Kingsburg, CA	0.34 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.

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

<b>Broker Name</b>	Gina Gentili	<b>Company/Brokerage</b>	Century 21 Dan Cheney Inc..
<b>License No</b>	01213531	<b>Address</b>	20395 Sumner Ave Reedley CA 93654
<b>License Expiration</b>	10/08/2020	<b>License State</b>	CA
<b>Phone</b>	5592808063	<b>Email</b>	ginagentili@aol.com
<b>Broker Distance to Subject</b>	11.30 miles	<b>Date Signed</b>	03/22/2020

*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:**

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