

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>	2445 N Adoline Avenue, Fresno, CA 93705	<b>Order ID</b>	6712835	<b>Property ID</b>	28376579
<b>Inspection Date</b>	05/09/2020	<b>Date of Report</b>	05/10/2020		
<b>Loan Number</b>	40717	<b>APN</b>	443-293-07		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Fresno		

**Tracking IDs**

<b>Order Tracking ID</b>	Citi_ClearVal_05.08.20	<b>Tracking ID 1</b>	Citi_ClearVal_05.08.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	Gentry Patricia Ann	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$521	Subdivision Clinton Terrace, stucco exterior, two car garage, fireplace. Yard does not appear maintained and garage door looks broken but unknown if it is or not.	
<b>Assessed Value</b>	\$9,909		
<b>Zoning Classification</b>	RS5		
<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>	\$1,500		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$1,500		
<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	Near school, businesses, fire station; this does not affect the subject's value or marketability. Subject is located in an established neighborhood with SFR homes of similar style and appeal, the demand for the area is normal. Within 1/4 mile radius there is 2 active, 6 pending and 7 sold properties. In the last year there have been 18 sold properties. There are no short sales and no foreclosures in area. There is no search parameters used in search.	
<b>Sales Prices in this Neighborhood</b>	Low: \$173,900 High: \$200,000		
<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>	2445 N Adoline Avenue	1328 W Cortland Ave	3638 N Harrison Ave	534 W Michigan Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93705	93705	93704	93705
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.95 <sup>1</sup>	0.77 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$194,000	\$249,900	\$209,900
<b>List Price \$</b>	--	\$190,000	\$227,500	\$209,900
<b>Original List Date</b>		09/21/2019	01/29/2020	02/10/2020
<b>DOM · Cumulative DOM</b>	-- · --	144 · 232	64 · 102	21 · 90
<b>Age (# of years)</b>	71	73	69	70
<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 contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,136	1,165	1,171	1,021
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	3 · 1 · 1	2 · 1
<b>Total Room #</b>	4	4	5	4
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	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>	.18 acres	0.17 acres	0.18 acres	0.35 acres
<b>Other</b>	NA	MLS#530957	MLS#536614	MLS#537216

\* 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** This adorable home features two bedrooms and 1 bathroom, other features include a family room addition on the back of home The inside is been taking in good care, front yard has a automatic sprinkles, the whole house has a new plumbing, the back yard is a good size for family reunions.shed on back yard.
- Listing 2** reat starter home or investor special near Fig Garden Village! 3 bedroom/2 bath, one car garage on a large corner lot close to schools, shopping, restaurants and Hwy 41. Seller has spared no expense to get this home move in ready for the new homeowners! This lovely home has a brand new 30 year roof and the interior has been completely painted. All the pest work has been done and certified. A new main sewer line (50 ft.) and clean out was installed. This is a great family home that has a large fenced backyard for kids to play or use for entertaining and bbq's. Plenty of room for a pool!
- Listing 3** Nice home. Remodeled kitchen and bathroom. New flooring. Super large yard. This home will sell fast.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2445 N Adoline Avenue	2844 N Farris Ave	814 W Vassar Ave	2506 N Fruit Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93704	93705	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 <sup>1</sup>	0.40 <sup>1</sup>	0.16 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$217,000	\$182,000	\$220,000
List Price \$	--	\$199,900	\$180,000	\$199,000
Sale Price \$	--	\$195,000	\$182,500	\$200,000
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	01/02/2020	02/11/2020	03/13/2020
DOM · Cumulative DOM	-- · --	87 · 136	68 · 131	13 · 49
Age (# of years)	71	74	69	74
Condition	Average	Average	Good	Good
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 contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,136	1,232	1,184	1,218
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	4	4	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	0.16 acres	0.18 acres	0.15 acres
Other	NA	MLS#528876	MLS#531492	MLS#536340
Net Adjustment	--	-\$6,400	-\$8,600	-\$16,250
Adjusted Price	--	\$188,600	\$173,900	\$183,750

\* 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** Charming Old Fresno High home. This two bedroom home has a large living room with a fireplace. The spacious kitchen features lots of counter and storage space, as well as a formal dining room. Fresh paint, new carpet and flooring done in November of 2018. The yard has mature trees which add to the overall ambiance of this home and provide lots of shade during the summer months while still allowing you a blank canvas to make your own Deducted \$5k updates, \$2400 sf and added \$600 age and \$400 lot.
- Sold 2** Beautifully redone home! All new flooring, light fixtures, appliances, granite, etc. This would be a great started home that is move in ready now! Deducted \$400 age, \$10k condition, \$1200 sf and added \$3k garage.
- Sold 3** Open House this Sat. 11-2PM. Beautiful and well cared home located near the Tower District/Mural District. Home features updated kitchen, updated bath, dual pane windows, attached garage, central cooling and heating system. Home also features a bonus room, sunroom, or game room. The backyard is spacious and great for entertaining. The children play area will remain. Front gate includes automatic gate opener. Do not miss the opportunity to own this charming home! Added \$600 age, \$600 lot. Deducted \$10k condition, \$3k bed

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Home is not listed or has it been listed in the last 12 months per Fresno MLS.			
<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>	\$188,600	\$190,100
<b>Sales Price</b>	\$188,600	\$190,100
<b>30 Day Price</b>	\$179,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, sold date 11/10/19 or sooner, no short sales or foreclosures, square foot 936- 1336, 1939-1959 in age, within ¼ mile radius there is 3 comps, within ½ mile radius there is 9 comps there is no active, 2 pending and 7 sold comps, there is a shortage of active/pending comps expanded radius one mile. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The price is based on the subject being in average condition with \$1,500 recommended in total repairs. Comps are similar in characteristics, located  
**Notes** within 0.95 miles and the sold comps closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street



## Subject Photos



Street



Other

## Listing Photos

**L1** 1328 W Cortland Ave  
Fresno, CA 93705



Front

**L2** 3638 N Harrison Ave  
Fresno, CA 93704



Front

**L3** 534 W Michigan Ave  
Fresno, CA 93705



Front

## Sales Photos

**S1** 2844 N Farris Ave  
Fresno, CA 93704



Front

**S2** 814 W Vassar Ave  
Fresno, CA 93705



Front

**S3** 2506 N Fruit Ave  
Fresno, CA 93705



Front

## ClearMaps Addendum

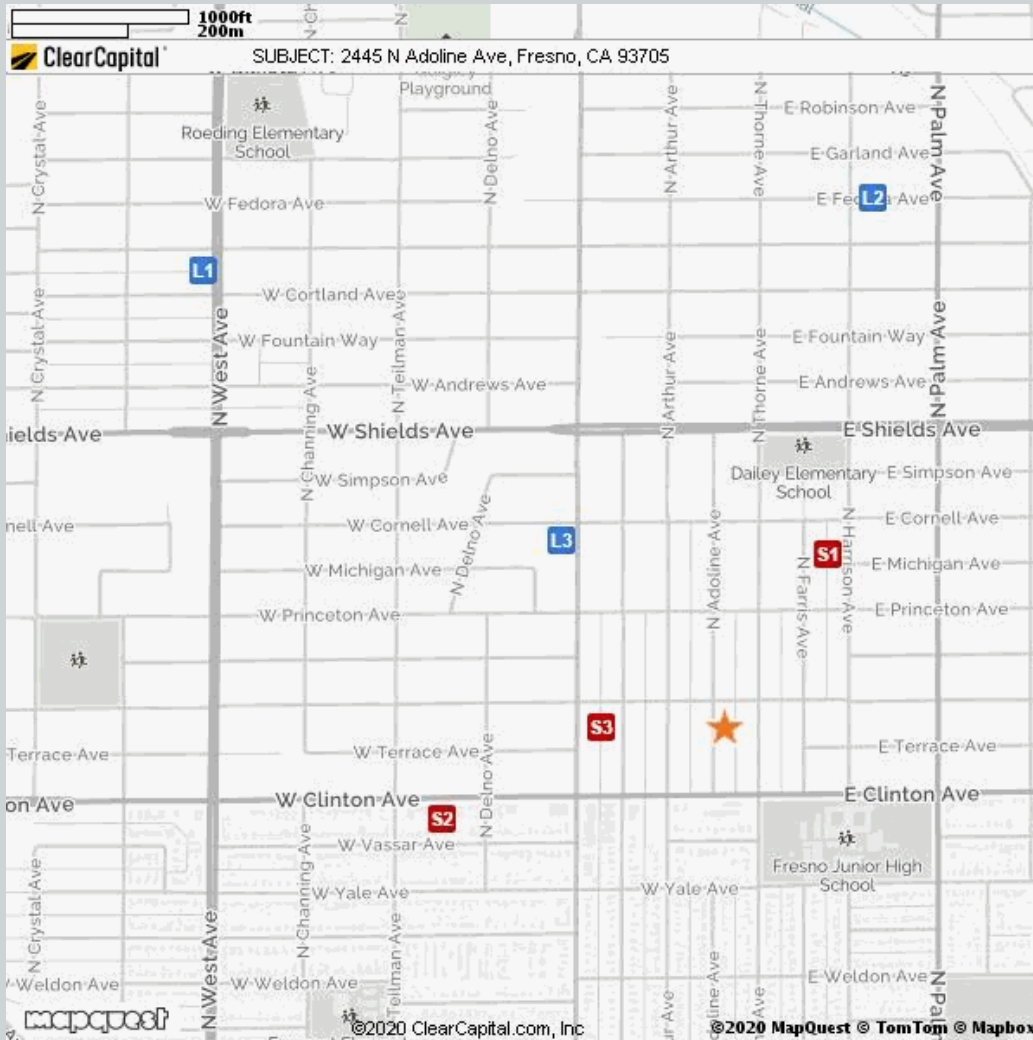
**Address** ★ 2445 N Adoline Avenue, Fresno, CA 93705

**Loan Number** 40717

**Suggested List** \$188,600

**Suggested Repaired** \$190,100

**Sale** \$188,600



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2445 N Adoline Ave, Fresno, CA	--	Parcel Match
L1 Listing 1	1328 W Cortland Ave, Fresno, CA	0.95 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3638 N Harrison Ave, Fresno, CA	0.77 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	534 W Michigan Ave, Fresno, CA	0.34 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2844 N Farris Ave, Fresno, CA	0.29 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	814 W Vassar Ave, Fresno, CA	0.40 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2506 N Fruit Ave, Fresno, CA	0.16 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>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	362 S. Sierra Vista ave Fresno CA 93702
<b>License Expiration</b>	06/15/2021	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	4.63 miles	<b>Date Signed</b>	05/10/2020

*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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