

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	5433 W Mission Avenue, Visalia, CA 93277	Order ID	6716727	Property ID	28388494
Inspection Date	05/15/2020	Date of Report	05/21/2020		
Loan Number	40768	APN	119-690-001-000		
Borrower Name	Catamount Properties 2018 LLC	County	Tulare		

Tracking IDs

Order Tracking ID	20200514_BOTW_Citi_BPO	Tracking ID 1	20200514_BOTW_Citi_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Owens Gary L & Linda P Mailing Address:	Condition Comments No glaring defects as seen through the gate all homes on the exterior in this planned community/gated are well maintained. list comp one is the property next door to subject or just two doors down. same style and lot size and condition as subject. Could not gain access was unable to locate gate code.
R. E. Taxes	\$3,293	
Assessed Value	\$312,444	
Zoning Classification	R16	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Turnberry Place	
Association Fees	\$90 / Month	
Visible From Street	Not Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Nice , sought after neighborhood. Sought after gated condo community. Near shopping schools and other amenities. Some commercial influences No industrial influences. Some REO activity some short sale activity but not a predominate factor in values.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$249,000 High: \$400,000	
Market for this type of property	Decreased .2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5433 W Mission Avenue	5416 W Orchard Ave	3927 S Heritage St	2519 S Jacques St
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93277	93277	93277	93277
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.35 ¹	0.83 ¹
Property Type	Condo	Condo	SFR	SFR
Original List Price \$	\$	\$345,000	\$394,900	\$379,000
List Price \$	--	\$345,000	\$369,900	\$369,000
Original List Date		01/03/2020	09/15/2019	09/20/2019
DOM · Cumulative DOM	-- · --	32 · 139	73 · 249	87 · 244
Age (# of years)	6	7	7	16
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story traditional	1 Story traditional	1 Story tradition	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,978	1,981	2,108	2,154
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Spa - Yes	--	--
Lot Size	.11 acres	.11 acres	.18 acres	.29 acres
Other	fence patio court yard	fence patio f, p	fence patio f, p	fence 2 patio

* Listing 1 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** Picture Perfect in gated Turnberry Place! This lovely 3 bedroom, 2 bath home is stunning and turn-key ready. Gorgeous interior features include hardwood floors, crown molding, plantation shutters, vaulted ceilings and plenty of natural light throughout. The kitchen is an entertainer's dream with an expansive center island, granite counters, stainless steel appliances, double ovens, beautiful cabinetry and a large walk-in pantry. Inviting split floor plan with 2 bedrooms and a full bath on one side and the master suite on the other. You will enjoy your morning coffee in the tranquil backyard with travertine tile, relaxing spa, covered patio and stone pathways. Additional features include a 2-CAR garage with epoxy flooring with plenty of overhead storage, indoor laundry and so much more. This home is truly special and won't last long. Make your appointment to see it today! Agent-Only Remarks: Listing agent is related to the Seller. Spa to be included in sale.
- Listing 2** Stop looking, because this is it. the home you've been looking for. Located in desirable southwest Sequoia Crossing gated community. Three bedroom with an office and closet that could be a 4th bedroom. This gorgeous home has been meticulously maintained and features over \$30,000 in builder/owner upgrades including kitchen cabinets, granite counter tops, double oven, upgraded microwave, instant hot water, dishwasher, sink additional tile, french doors (8 foot) and upgraded A/C unit. The backyard offers a covered patio with plenty of space and privacy.
- Listing 3** Must see! Lovely well maintained semi-custom Roeben Ranch home. New Quartz counters in kitchen & baths. (2018) Open kitchen with large island overlooking spacious living area. Breakfast nook with french doors leading to oversized rear yard. Fire pit for those chilly evenings while enjoying a warm drink by the fire. Master suite with french doors to patio. Master bath boasts a separate shower and jetted tub. Split bedroom plan with the front bedroom being used as an office. Large laundry room with cabinets and sink. Dining room is perfect for those big family dinners. Windows on the west side of the house are tinted. 3 car garage has room for all the vehicles. Not in a flood zone.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5433 W Mission Avenue	5036 W Redding Ave	5227 W Rialto Court	5000 W Reese Court
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93277	93277	93277	93277
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.36 ¹	0.56 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	--	\$339,000	\$294,000	\$320,000
List Price \$	--	\$339,000	\$289,900	\$300,000
Sale Price \$	--	\$330,000	\$294,500	\$293,000
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	11/20/2019	03/13/2020	03/12/2020
DOM · Cumulative DOM	-- · --	42 · 42	37 · 37	65 · 65
Age (# of years)	6	7	13	14
Condition	Good	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	0	0	0
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,978	1,880	1,821	1,819
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	6	6	6
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	.11 acres	.15 acres	.18 acres	.20 acres
Other	fence patio court yard	fencepatio	fence f, p patio	fence f, p
Net Adjustment	--	-\$2,500	+\$15,000	+\$15,000
Adjusted Price	--	\$327,500	\$309,500	\$308,000

* Sold 1 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** closest in age and sq ft gla and lot size and condition . adj -2500 for lot size Beautiful home in quiet, tranquil neighborhood located in the highly desirable gated community of Sequoia Crossings in Southwest Visalia! Very well-maintained 4 bedroom, 2 bath home with a split floor plan including a great, flexible open space that can be used as an office, playroom, or sitting room. The family room is open to the kitchen and dining area and is a perfect space for entertaining. The kitchen includes granite countertops, stainless steel appliances, gas stove, double ovens, and upgraded wood cabinets. The Master bedroom is spacious, master bath has a soaking tub, separate shower, and vanity with double sinks. Relax in the lovely front courtyard, cozy outdoor living space to enjoy your morning coffee or sitting with friends. The front yard is landscaped with artificial grass and looks great year round. The nice sized backyard has a covered patio, a gazebo, and lawn for kids and pets to play! Excellent SW Visalia location close to shopping, schools.
- Sold 2** adj -1500 for garage space. -3500 for lot size and 20000 for condition This move in ready family home is all set for a new owner!! Property is located in the highly desireable El D school district and is situated in a very private cul de sac!! Call your local REALTOR today!! NO FLOOD INSURANCE REQUIRED!!
- Sold 3** adj -5000 for lot size and 20000 for condition. Great neighborhood! Perfect family home with room to grow. Room for a pool. Isolated Master Bedroom and en suite. Paid solar, on demand water heater, potential RV parking, and in a cul de sac! This home is turn key and ready to be loved by a new family.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing or sold history for the last three years was found in MLS or tax records. No properties for sale in complex, Turnberry Place			
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	\$325,000	\$325,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
as is values bracketed by sold comps and taken into consideration market trends. Used sfr for comps because there are none available that are in a gated community and have the same size as subject , Also the other homes are in gated community just has a bigger lot that issold one . list comp 1 is in the same community as subject .		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (05/21/2020)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Side



Street



Street



Street

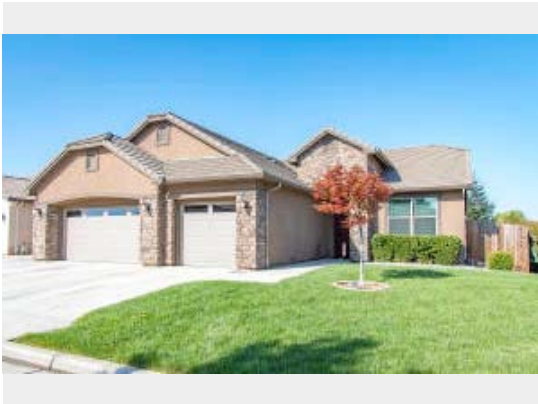
Listing Photos

L1 5416 w orchard ave
Visalia, CA 93277



Front

L2 3927 s heritage st
Visalia, CA 93277



Front

L3 2519 s jacques st
Visalia, CA 93277



Front

Sales Photos

S1 5036 w redding ave
Visalia, CA 93277



Front

S2 5227 w rialto court
Visalia, CA 93277



Front

S3 5000 w reese court
Visalia, CA 93277



Front

ClearMaps Addendum

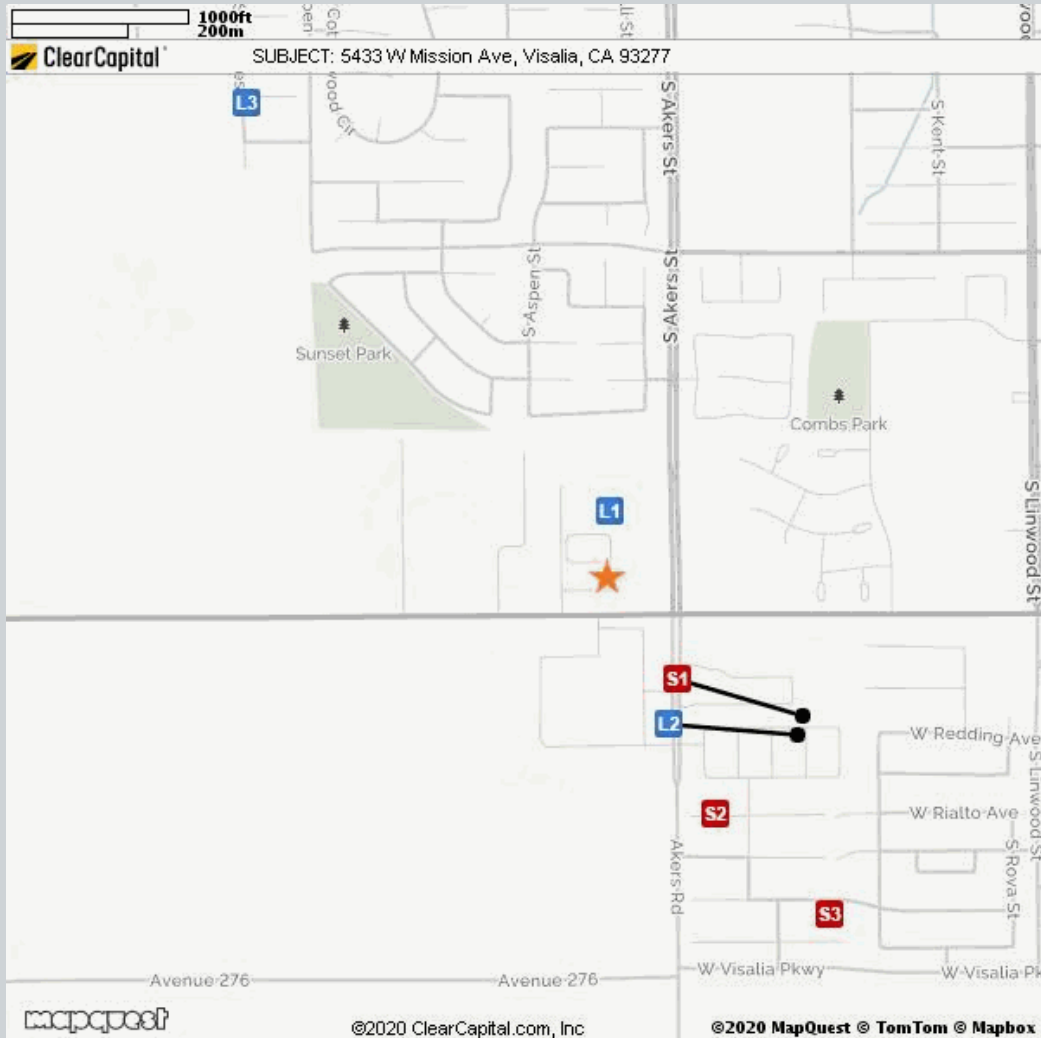
Address ★ 5433 W Mission Avenue, Visalia, CA 93277

Loan Number 40768

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5433 W Mission Ave, Visalia, CA	--	Parcel Match
L1 Listing 1	5416 W Orchard Ave, Visalia, CA	0.10 Miles ¹	Parcel Match
L2 Listing 2	3927 S Heritage St, Visalia, CA	0.35 Miles ¹	Parcel Match
L3 Listing 3	2519 S Jacques St, Visalia, CA	0.83 Miles ¹	Parcel Match
S1 Sold 1	5036 W Redding Ave, Visalia, CA	0.34 Miles ¹	Parcel Match
S2 Sold 2	5227 W Rialto Court, Visalia, CA	0.36 Miles ¹	Parcel Match
S3 Sold 3	5000 W Reese Court, Visalia, CA	0.56 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	Patricia Pratt	Company/Brokerage	Avedian Properties
License No	01718514	Address	209 W Main St VISALIA CA 93291
License Expiration	11/11/2021	License State	CA
Phone	5596251885	Email	catdecorcna@gmail.com
Broker Distance to Subject	3.89 miles	Date Signed	05/21/2020

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.