

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	6240 Payan Road, Las Cruces, NM 88012	Order ID	6718999	Property ID	28395206
Inspection Date	05/19/2020	Date of Report	05/22/2020		
Loan Number	40776	APN	4-012-129-126-284		
Borrower Name	Catamount Properties 2018 LLC	County	Dona Ana		

Tracking IDs					
Order Tracking ID	20200518_Citi_BPO	Tracking ID 1	20200518_Citi_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	US BANK NATIONAL ASSOCIATION	Condition Comments Subject look to be maintained on this drive But a interior inspection to check the to make the inside is as good as the out side
R. E. Taxes	\$136,472	
Assessed Value	\$129,939	
Zoning Classification	R-1	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes (Pre MLS Listing)	
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	Rural	Neighborhood Comments This area is a mix of sight build and mobile homes in a small subdivision that is maintained close to a major freeway
Local Economy	Depressed	
Sales Prices in this Neighborhood	Low: \$85,000 High: \$205,000	
Market for this type of property	Decreased 1 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6240 Payan Road	11080 Starfly Road	2961 Daffodill Lane	305 Tortugas Drive
City, State	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM	Mesilla Park, NM
Zip Code	88012	88011	88007	88047
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.65 ¹	8.99 ¹	9.41 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$149,500	\$145,000	\$119,900
List Price \$	--	\$139,500	\$145,000	\$119,900
Original List Date		09/10/2019	03/01/2020	03/03/2020
DOM · Cumulative DOM	-- · --	248 · 255	80 · 82	9 · 80
Age (# of years)	18	17	19	23
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Mobile home	1 Story Mobile home	1 Story Mobile home	1 Story Mobile home
# Units	1	1	1	1
Living Sq. Feet	2,560	2,024	1,932	1,740
Bdrm · Bths · ½ Bths	4 · 2	5 · 3	7 · 2 · 1	3 · 2
Total Room #	7	8	7	6
Garage (Style/Stalls)	None	Detached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.3 acres	0.85 acres	0.23 acres	0.37 acres
Other	N, A	n, a	n, a	n, a

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Similar in location Inferior in Sqft Superior in lot aize Has 5 bedroom 3 bathroom covered porch open patio

Listing 2 Similar in location Inferior in sqft and lot size Has 4 bedroom 2.5 bathroom covered porch fence yards

Listing 3 Inferior in Location in town area tat is mot maintained Inferior in sqft Has 3 bedrooms 2 bathroom covered porch deck Superior in lot size

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6240 Payan Road	9448 Hondo Road	4541 Weavertrail	2970 Rillito Drive
City, State	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM
Zip Code	88012	88012	88012	88007
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.21 ¹	5.55 ¹	8.97 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$109,000	\$125,000	\$145,000
List Price \$	--	\$109,000	\$98,000	\$145,000
Sale Price \$	--	\$105,000	\$100,450	\$144,000
Type of Financing	--	Va	Cash	Conv
Date of Sale	--	05/04/2020	03/02/2020	03/02/2020
DOM · Cumulative DOM	-- · --	3 · 66	161 · 252	49 · 98
Age (# of years)	18	22	21	14
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Mobile home	1 Story Mobile home	1 Story Mobile home	1 Story Mobile home
# Units	1	1	1	1
Living Sq. Feet	2,560	2,280	2,128	2,280
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 3	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.3 acres	1.43 acres	1.00 acres	025 acres
Other	N, A	N, A	n, a	n, a
Net Adjustment	--	+\$4,000	+\$6,700	+\$4,000
Adjusted Price	--	\$109,000	\$107,150	\$148,000

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Inferior in sqft Superior in lot size Has 3 bedroom 2 bathroom covered porch covered patio inferior in location

Sold 2 Inferior in sqft Superior in lot size Has 4 bedroom 3 bathroom ramp covered porch no A/c unites no FHA or VA roof need repair

Sold 3 Inferior in sqft and lot size Has 4 bedroom 2 bathroom covered porch landscaped front and back yards

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Listed as pending as a REO for sale on a auction site Xome.com. to close on 5/14/2020 Sold FHA for \$76,545 on 5/19/2020			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
04/15/2020	\$115,000	04/24/2020	\$115,000	Sold	05/19/2020	\$76,545	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$115,000	\$115,000
Sales Price	\$110,000	\$110,000
30 Day Price	\$100,000	--
Comments Regarding Pricing Strategy		
Oversizer for the area Limited sales in the area of 10 miles Used the sold in the area with sqft adjustments for the pricing		

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



Address Verification



Side



Side



Street



Street

Listing Photos

L1 11080 Starfly Road
Las Cruces, NM 88011



Front

L2 2961 Daffodill Lane
Las Cruces, NM 88007



Front

L3 305 Tortugas Drive
Mesilla Park, NM 88047



Side

Sales Photos

S1 9448 Hondo Road
Las Cruces, NM 88012



Front

S2 4541 WeaverTrail
Las Cruces, NM 88012



Front

S3 2970 Rillito Drive
Las Cruces, NM 88007



Address Verification

ClearMaps Addendum

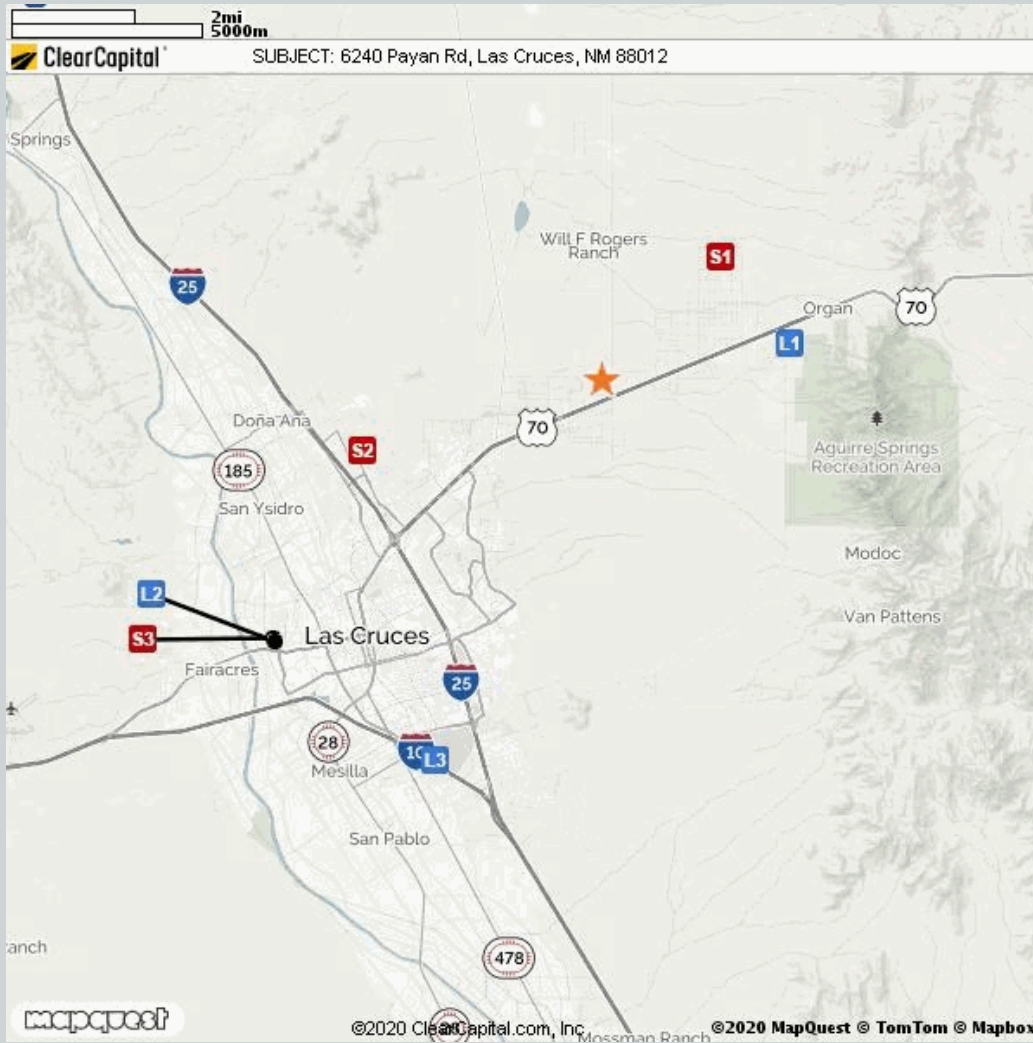
Address ★ 6240 Payan Road, Las Cruces, NM 88012

Loan Number 40776

Suggested List \$115,000

Suggested Repaired \$115,000

Sale \$110,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6240 Payan Rd, Las Cruces, NM	--	Parcel Match
L1 Listing 1	11080 Starfly Road, Las Cruces, NM	4.65 Miles ¹	Parcel Match
L2 Listing 2	2961 Daffodill Lane, Las Cruces, NM	8.99 Miles ¹	Parcel Match
L3 Listing 3	305 Tortugas Drive, Mesilla Park, NM	9.41 Miles ¹	Parcel Match
S1 Sold 1	9448 Hondo Road, Las Cruces, NM	4.21 Miles ¹	Parcel Match
S2 Sold 2	4541 Weavertrail, Las Cruces, NM	5.55 Miles ¹	Parcel Match
S3 Sold 3	2970 Rillito Drive, Las Cruces, NM	8.97 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	David Boteler	Company/Brokerage	Century 21 Haggerty
License No	37564	Address	2140 Tor Lane Las Cruces NM 88005
License Expiration	05/31/2022	License State	NM
Phone	5755712745	Email	davidboteler@gmail.com
Broker Distance to Subject	7.48 miles	Date Signed	05/22/2020

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:

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.