

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>	34284 Blossoms Drive, Lake Elsinore, CA 92532	<b>Order ID</b>	6725439	<b>Property ID</b>	28417277
<b>Inspection Date</b>	05/28/2020	<b>Date of Report</b>	05/29/2020		
<b>Loan Number</b>	40814	<b>APN</b>	363-800-029		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Riverside		

### Tracking IDs

<b>Order Tracking ID</b>	20200526_CitiBOTW_BPO	<b>Tracking ID 1</b>	20200526_CitiBOTW_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	Tiffany Wright	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$6,560	Two story home with stucco, wood siding and brick for accent. Home appears maintained from exterior. Landscaping needs a little TLC.	
<b>Assessed Value</b>	\$323,214		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Combo lock box on home. )			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Canyon Hills HOA 800-400-2284		
<b>Association Fees</b>	\$118 / Month (Pool,Other: Parks and BBQ area, tennis courts, basketball courts and soccer fields.)		
<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	Subject located on a cul-de-sac in a neighborhood with single and two story homes. Most homes in this community appears maintained.	
<b>Sales Prices in this Neighborhood</b>	Low: \$352,000 High: \$429,000		
<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
Street Address	34284 Blossoms Drive	34128 Zinnia Ct	34026 Corktree Rd	35219 Tulsi Court
City, State	Lake Elsinore, CA	Lake Elsinore, CA	Lake Elsinore, CA	Lake Elsinore, CA
Zip Code	92532	92532	92532	92532
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	2.59 <sup>1</sup>	2.86 <sup>1</sup>	2.77 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,999	\$429,999	\$410,000
List Price \$	--	\$399,999	\$412,999	\$410,000
Original List Date		05/19/2020	01/23/2020	04/10/2020
DOM · Cumulative DOM	-- · --	10 · 10	127 · 127	18 · 49
Age (# of years)	14	13	9	6
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	2 Stories Tract	2 Stories Tract	2 Stories Tract	2 Stories Tract
# Units	1	1	1	1
Living Sq. Feet	2,108	1,907	2,363	2,249
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	4 · 2 · 1	4 · 3
Total Room #	7	7	8	8
Garage (Style/Stalls)	Attached 3 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	0.17 acres	0.21 acres	0.14 acres	0.15 acres
Other	--	--	--	--

\* 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 spectacular 2 story home on a corner lot features a stunning open floor plan with everything on the main level and includes a bonus loft upstairs. On the first floor, the beautifully upgraded kitchen that has plenty of room for storage, very large island, custom backsplash, granite countertops with lots of counter space and opens up to the living room and dining room. The large master suite is located on the first floor with a large master bath with double vanity, walk-in shower, soaking tub and a spacious walk-in closet. Also on the first floor are two other bedrooms with carpet and a full bath.
- Listing 2** This wonderful 2-story home features 4 bedrooms, 2 1/2 baths, 2,363 sf and a 3-car garage! As you enter, you are instantly greeted by a large open living space, high ceilings and an abundance of windows offering tons of natural light. The beautifully designed kitchen featuring granite countertops, stainless steel appliances a center island, large pantry and an ample amount of storage space. The main level also offers a generously sized living room featuring plantation shutters and a ceiling fan, a formal dining room and a powder bathroom. All bedrooms are conveniently located upstairs including a perfectly sized master bedroom with en suite bathroom which boasts a separate shower and large soaking tub, rich espresso colored cabinets and a huge walk-in closet.
- Listing 3** Great Family Home in a Cul-De-Sac, Home features 4 Bedrooms, 3 Bathrooms, 2249 Sq Ft, Open Concept, Granite Counter Tops, Walk in Pantry, Tile Flooring in Kitchen and Dining area, Bedroom and Full Bathroom on Main Floor, Upstairs Laundry Room, Ceiling Fans in every room, Back yard Covered Patio with 2 Fans, Stamped Concrete, Custom Built Swing and BBQ Island (ready for your choice of BBQ Grill), Artificial Grass, Low Cost Solar Panels, Community Pools (3) and Parks. Buyer to verify square feet. Please make sure client see picture to set up appointment..

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	34284 Blossoms Drive	34274 Canyon Rim Dr	34093 Dianthus Ln	34021 Corktree Rd
City, State	Lake Elsinore, CA	Lake Elsinore, CA	Lake Elsinore, CA	Lake Elsinore, CA
Zip Code	92532	92532	92532	92532
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	2.28 <sup>1</sup>	2.71 <sup>1</sup>	2.90 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$399,999	\$410,000
List Price \$	--	\$385,000	\$399,999	\$410,000
Sale Price \$	--	\$385,000	\$405,000	\$420,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	12/03/2019	03/06/2020	04/15/2020
DOM · Cumulative DOM	-- · --	20 · 88	10 · 57	16 · 48
Age (# of years)	14	14	9	9
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	2 Stories Tract	2 Stories Tract	2 Stories Tract	2 Stories Tract
# Units	1	1	1	1
Living Sq. Feet	2,108	2,311	2,133	1,922
Bdrm · Bths · ½ Bths	3 · 3	4 · 3	4 · 3	4 · 3
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	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	0.17 acres	0.16 acres	0.19 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,000	+\$500	-\$8,000
Adjusted Price	--	\$379,000	\$405,500	\$412,000

\* Sold 2 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** Beautiful home in the highly desired CANYON HILLS community! Over 2,300 square feet, four bedroom, three bath home with lots of natural light. This home is located on Canyon Rim Drive which is a very sought after street. The General location is conveniently situated between both the 15, and 215 fwys, for those concerned about the three L's Location, Location, and Location. The home boasts a spacious kitchen, a center-island with a breakfast bar, which leads to the open living room. The open family room includes sliding glass doors that lead to the backyard. There is a downstairs Office and a Downstairs Master Bedroom/Bath. Upstairs also has another Master Bedroom/Bath. The backyard is spacious with a fully paved side yard. Adjusted -9,000 GLA and +3,000 garage.
- Sold 2** This turnkey home with artificial turf and pavers leading your way to the front entry will not disappoint. The main level has dark wood laminate flooring throughout. The updated kitchen features white cabinets, stainless steel appliances and tons of cabinet space for storage. The kitchen opens up to the oversized living room area which makes it an entertainers dream. On the main level you have a guest suite/ bonus master bedroom and living space with its own private bathroom. Make your way upstairs and find 2 additional bedrooms, oversized laundry, and the master bedroom. Adjusted -2,500 age and +3,000 garage.
- Sold 3** This turnkey home with artificial turf and pavers leading your way to the front entry will not disappoint. The main level has dark wood laminate flooring throughout. The updated kitchen features white cabinets, stainless steel appliances and tons of cabinet space for storage. The kitchen opens up to the oversized living room area which makes it an entertainers dream. On the main level you have a guest suite/ bonus master bedroom and living space with its own private bathroom. Make your way upstairs and find 2 additional bedrooms, oversized laundry, and the master bedroom. From the master bedroom, you will enjoy the breathtaking views overlooking Canyon hills. The very large master bath offers a soaking tub and walk-in shower and an oversized closet. Do not forget about the backyard! Adjusted -2,500 age, -8,500 GLA and +3,000 garage.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Real Estate Ebroker Inc	Subject is listed as a Notice of default, bankruptcy Property. trust.					
<b>Listing Agent Name</b>	Lesley Watkins						
<b>Listing Agent Phone</b>	310-462-7286						
<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>
05/06/2020	\$399,999	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$399,999	\$399,999
<b>Sales Price</b>	\$398,999	\$398,999
<b>30 Day Price</b>	\$389,000	--
<b>Comments Regarding Pricing Strategy</b>		
All comps are located in same community as subject property. I went back 6 months, out in distance 3 miles. The ones used are the best possible currently available comps. The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Address Verification



Side



Side



Side



Street



## Subject Photos



Street

## Listing Photos

**L1** 34128 Zinnia Ct  
Lake Elsinore, CA 92532



Front

**L2** 34026 Corktree Rd  
Lake Elsinore, CA 92532



Front

**L3** 35219 Tulsi Court  
Lake Elsinore, CA 92532



Front

## Sales Photos

**S1** 34274 Canyon Rim Dr  
Lake Elsinore, CA 92532



Front

**S2** 34093 Dianthus Ln  
Lake Elsinore, CA 92532



Front

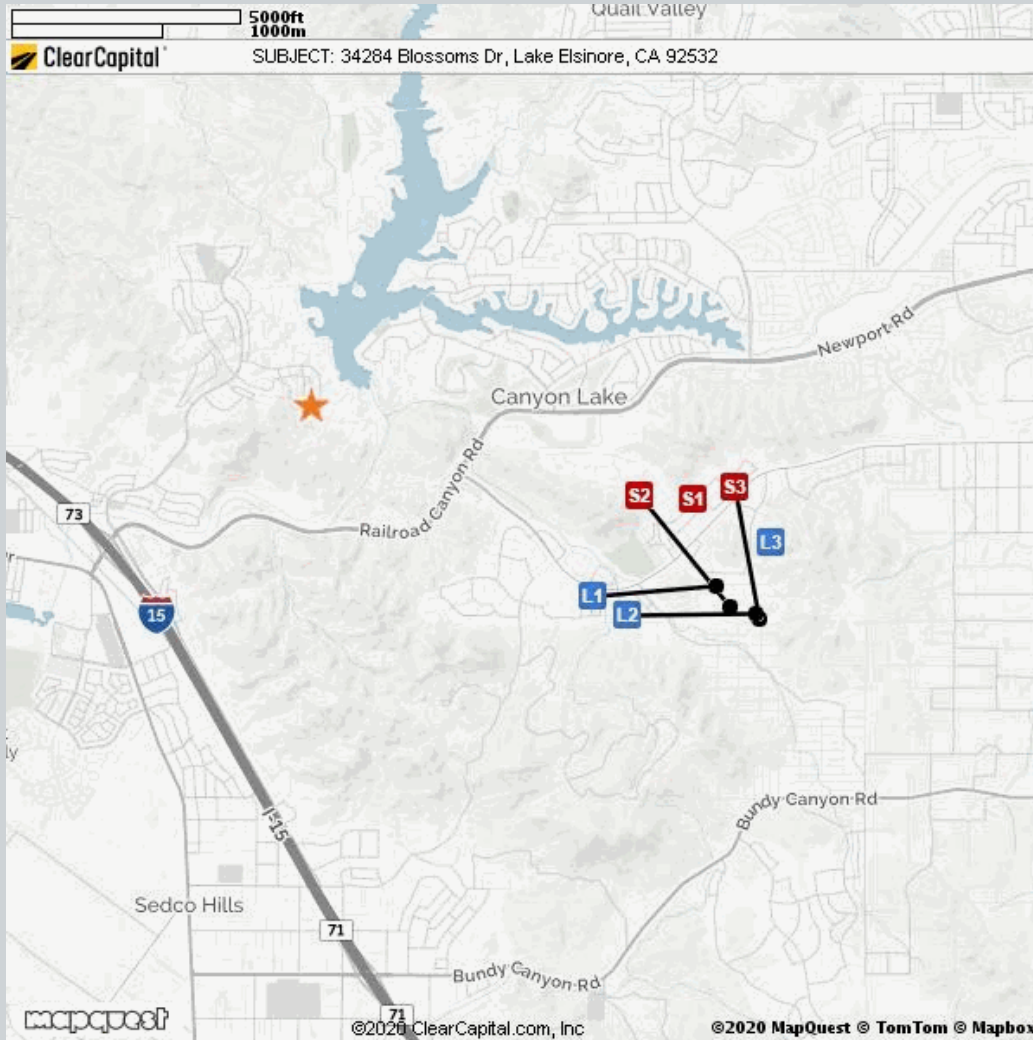
**S3** 34021 Corktree Rd  
Lake Elsinore, CA 92532



Front

## ClearMaps Addendum

**Address** ★ 34284 Blossoms Drive, Lake Elsinore, CA 92532  
**Loan Number** 40814      **Suggested List** \$399,999      **Suggested Repaired** \$399,999      **Sale** \$398,999



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	34284 Blossoms Dr, Lake Elsinore, CA	--	Parcel Match
L1 Listing 1	34128 Zinnia Ct, Lake Elsinore, CA	2.59 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	34026 Corktree Rd, Lake Elsinore, CA	2.86 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	35219 Tulsi Court, Lake Elsinore, CA	2.77 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	34274 Canyon Rim Dr, Lake Elsinore, CA	2.28 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	34093 Dianthus Ln, Lake Elsinore, CA	2.71 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	34021 Corktree Rd, Lake Elsinore, CA	2.90 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>	Fernand DeChristopher	<b>Company/Brokerage</b>	DeChristopher Properties
<b>License No</b>	01062377	<b>Address</b>	25810 Floyd Ave. Menifee CA 92585
<b>License Expiration</b>	07/05/2023	<b>License State</b>	CA
<b>Phone</b>	9517336896	<b>Email</b>	chrismovesu@gmail.com
<b>Broker Distance to Subject</b>	6.23 miles	<b>Date Signed</b>	05/29/2020

*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.**