

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	4863 E Nevada Avenue, Fresno, CA 93727	Order ID	6732043	Property ID	28434667
Inspection Date	06/02/2020	Date of Report	06/06/2020		
Loan Number	40879	APN	462-192-18		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	20200601_Citi_BPO	Tracking ID 1	20200601_Citi_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Rich V Turney	Condition Comments	
R. E. Taxes	\$2,425	Brick / wood exterior, composition roof, fireplace, dual pane windows. Solar. Two story	
Assessed Value	\$192,400		
Zoning Classification	RS5		
Property Type	SFR		
Occupancy	Occupied		
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	Suburban	Neighborhood Comments	
Local Economy	Stable	Near Highway 180, school, businesses, restaurants, shopping; 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 no active, 2 pending and 7 sold properties. In the last year there have been 17 sold properties. There are no short sales and no foreclosures in area. There is no search parameters used in search.	
Sales Prices in this Neighborhood	Low: \$192,000 High: \$220,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4863 E Nevada Avenue	4658 E Iowa	4468 E Nevada	4910 E Kerckhoff Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93702	93702	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.95 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$214,500	\$214,500	\$229,950
List Price \$	--	\$214,500	\$214,500	\$229,950
Original List Date		05/30/2020	05/30/2020	05/24/2020
DOM · Cumulative DOM	-- · --	6 · 7	6 · 7	9 · 13
Age (# of years)	74	83	84	48
Condition	Average	Average	Average	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	2 Stories contemporary	2 Stories tudor	2 Stories tudor	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,772	1,902	1,515	1,594
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1 · 1	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.17 acres	0.17 acres	0.14 acres
Other	NA	MLS# 541246	MLS#542452	MLS#542174

* 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** 1902 sq foot house, 3 bedrooms 1 bath, bonus room upstairs, plus .5 bath. upstairs. Corner 6375 feet lot. Newer double pane windows, basement. Close to freeways and shopping centers.
- Listing 2** 3 bedroom and 1.75 bath home. two story, 2 bedrooms down stairs and 1 up stairs, it also has an extra room without a closet. Formal dining room with original hutch. Original hard wood floors throughout. Kitchen remodeled with best wood material, it has convection and regular oven. Must see to better appreciate this home. Back yard has a lemon tree, tangerine tree and an avocado tree.
- Listing 3** Newly renovated 3 bedroom 1.75 bath! This house is nestled in a Cul-De-Sac for privacy. Kitchen features new granite counter-tops, freshly painted cabinets, new stainless steel appliances, new tile flooring, and lighting fixtures. The house features a family room with a fireplace. New tile flooring in the entry, kitchen, and bathrooms. New carpets in the bedrooms, hallway, and both living rooms. The interior and exterior have been newly painted. The hallway bathroom features new tile flooring and granite countertop. Added upgrades include new light fixtures, new hardware, and a new vanity in the Master bedroom. Contact your Realtor today for a private showing!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4863 E Nevada Avenue	4672 E Nevada Ave	248 N Sierra Vista	4610 E Nevada Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93702	93702	93702
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.39 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$218,500	\$219,000	\$184,900
List Price \$	--	\$199,990	\$219,000	\$184,900
Sale Price \$	--	\$206,000	\$220,000	\$192,000
Type of Financing	--	Va	Fha	Fha
Date of Sale	--	01/13/2020	04/07/2020	02/25/2020
DOM · Cumulative DOM	-- · --	42 · 86	17 · 52	10 · 57
Age (# of years)	74	85	84	76
Condition	Average	Good	Good	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 contemporary	1 Story ranch	2 Stories tudor	1 Story tudor
# Units	1	1	1	1
Living Sq. Feet	1,772	1,718	1,814	1,638
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1	3 · 2	3 · 2
Total Room #	7	5	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	0.14 acres	0.15 acres	0.14 acres
Other	NA	MLS#532380	MLS#537486	MLS#535171
Net Adjustment	--	-\$6,350	-\$9,550	+\$8,050
Adjusted Price	--	\$199,650	\$210,450	\$200,050

* 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** THIS HOME IS CUTE! Come see this Hacienda style home and be taken back to the 1930's. Though its been beautifully updated, this house is nostalgic. Adobe style walls, hacienda style entrance, tons of natural light and updated kitchen and bath. Detached two car garage with access through the alley, the way the city was designed in the 30's. There is certainly room to roam in this 4 bedroom home that has a wonderful living room with fireplace. The dining area also has a fireplace and access to the back patio to extend your entertaining options. You just have to come see it. Deducted \$15k condition, added \$1350 sf, \$3k bed, \$600 lot, \$1500 bath, \$2200 age.
- Sold 2** This stunning 2 story Tudor will surely impress your clients. The FHA ready home has been beautifully remodeled and is ready for its new owners! Updated flooring, great sized kitchen with new stainless steel appliances, remodeled bathrooms complete with granite countertops and tile all-around, and a spacious private upstairs master suite with balcony. Home has new dual pane windows, granite countertops newer AC and the back bedroom has a separate exterior door. At \$118/sqft move in ready upgraded home, this one is a steal. Buyer to verify ALL and ANY information important. Deducted \$15k condition, \$1050 sf, \$1500 bath and added \$3k bed, \$2k age, \$3k garage.
- Sold 3** Welcome Home!!! You'll adore this 3 bedroom 2 bath Tudor style home in a quiet established neighborhood. Featuring refinished wood flooring. Equipped with indoor laundry room with sink. Master bedroom includes full walk-in closet and en suite bathroom. You'll enjoy entertaining in the spacious living area with brick fireplace and separate spacious family room with sliding patio doors leading to backyard. Added \$400 age, \$3350 sf, \$3k bed, \$3k garage and \$600 lot. Deducted \$1500 bath.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home is not listed or has it been listed in the last 12 months per Fresno MLS.			
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
03/19/2020	\$209,900	--	--	Pending/Contract	04/30/2020	\$179,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$200,000	\$200,000
Sales Price	\$200,000	\$200,000
30 Day Price	\$192,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 12/30/19 or sooner, no short sales or foreclosures, square foot 1500- 2000, 1930-1960 in age, within ¼ mile radius there is 1 comps, within ½ mile radius there is 3 comps no active and 3 sold, 3 out of the 3 sold comps have been updated, due to shortage of comps and similar condition comps moved radius one mile there is no active, 2 pending comps and 5 sold comps, all 7 comps are updated, removed age there is 1 active, 4 pending and 10 sold comps all active/pending comps are superior than subject property and updated, extended radius used for similar condition comps., moved sold date to 10/1/19. 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 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.

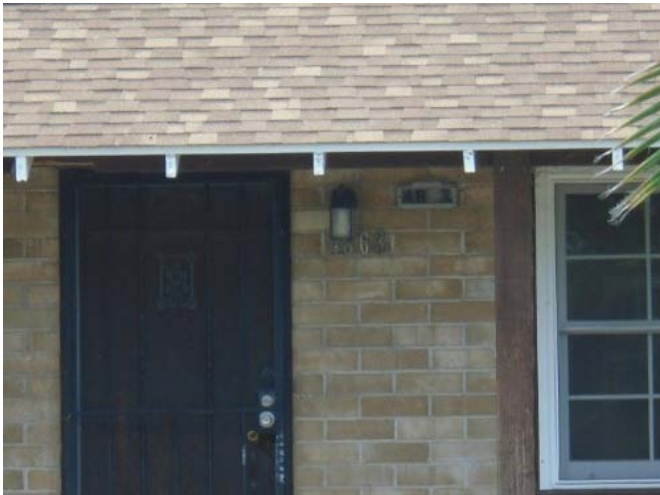
Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 4658 e Iowa
Fresno, CA 93702



Front

L2 4468 E Nevada
Fresno, CA 93702



Front

L3 4910 E Kerckhoff Ave
Fresno, CA 93727



Front

Sales Photos

S1 4672 E Nevada Ave
Fresno, CA 93702



Front

S2 248 N Sierra Vista
Fresno, CA 93702



Front

S3 4610 E Nevada Ave
Fresno, CA 93702



Front

ClearMaps Addendum

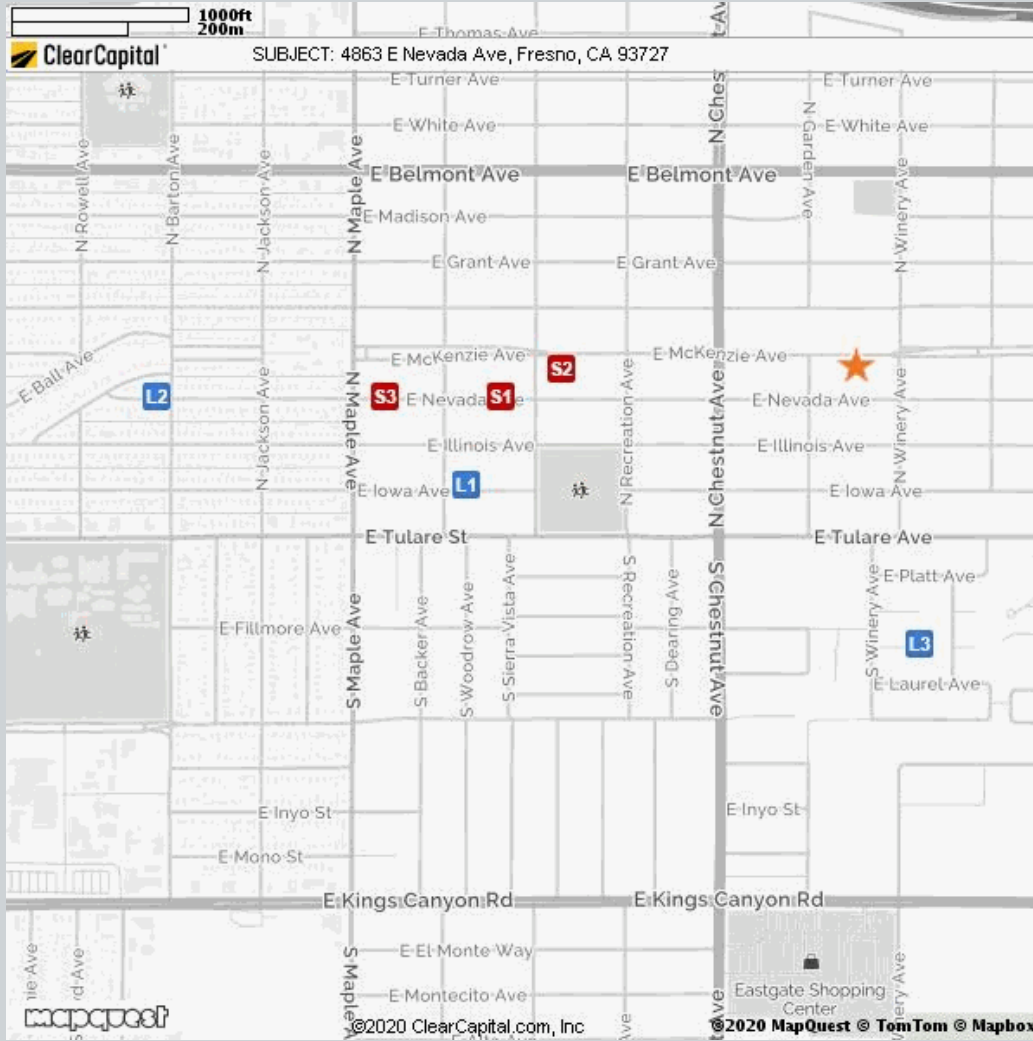
Address ★ 4863 E Nevada Avenue, Fresno, CA 93727

Loan Number 40879

Suggested List \$200,000

Suggested Repaired \$200,000

Sale \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4863 E Nevada Ave, Fresno, CA	--	Parcel Match
L1 Listing 1	4658 E Iowa, Fresno, CA	0.55 Miles ¹	Parcel Match
L2 Listing 2	4468 E Nevada, Fresno, CA	0.95 Miles ¹	Parcel Match
L3 Listing 3	4910 E Kerckhoff Ave, Fresno, CA	0.39 Miles ¹	Parcel Match
S1 Sold 1	4672 E Nevada Ave, Fresno, CA	0.48 Miles ¹	Parcel Match
S2 Sold 2	248 N Sierra Vista, Fresno, CA	0.39 Miles ¹	Parcel Match
S3 Sold 3	4610 E Nevada Ave, Fresno, CA	0.64 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	Danielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2021	License State	CA
Phone	5598362601	Email	daniellecarnero@gmail.com
Broker Distance to Subject	0.64 miles	Date Signed	06/06/2020

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.