

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	3308 Sherwood Avenue 23, Modesto, CA 95350	Order ID	6735346	Property ID	28443610
Inspection Date	06/07/2020	Date of Report	06/09/2020		
Loan Number	40915	APN	055-031-040-000		
Borrower Name	Catamount Properties 2018 LLC	County	Stanislaus		

Tracking IDs					
Order Tracking ID	20200605_CitiBOTW_BPO	Tracking ID 1	20200605_CitiBOTW_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Michelle Warr	The subject has 2 bedrooms, 1 bath and 816 gross living area. It is in average condition with no exterior damage to the property.
R. E. Taxes	\$893	
Assessed Value	\$82,414	
Zoning Classification	Condominium	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Sherwood HOA 209-576-0918	
Association Fees	\$237 / Month (Pool,Landscaping,Insurance,Tennis,Other: roof)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	The neighborhood is within 1/2 mile of a school, park, restaurants, shopping and a major thoroughfare.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$180,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3308 Sherwood Avenue 23	2204 Palisade Ave #2	1177 Norwegian Ave #47	3316 Sherwood #35
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95350	95350	95350	95350
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.16 ¹	1.40 ¹	0.06 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$175,000	\$189,999	\$165,000
List Price \$	--	\$175,000	\$179,900	\$165,000
Original List Date		05/18/2020	03/02/2020	03/27/2020
DOM · Cumulative DOM	-- · --	18 · 22	81 · 99	15 · 74
Age (# of years)	42	50	42	42
Condition	Average	Average	Average	Average
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 condo	1 Story condo	1 Story condo	1 Story condo
# Units	1	1	1	1
Living Sq. Feet	816	840	930	816
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	None	None	None

* Listing 3 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 No adjustments appear to be needed as it is similar to the subject in bedrooms and bathrooms. Overall it would be similar to the subject property.

Listing 2 -11400 for superior gross living area than the subject property. Overall it would be superior than the subject property.

Listing 3 Listing 3 has similar gross living area than the subject property. It has 2 bedrooms, 1 bathroom and is in the same complex.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3308 Sherwood Avenue 23	617 W Granger Ave #65	201 Woodrow Ave #45	215 Floyd Ave #11
City, State	Modesto, CA	Modesto, CA	Modesto, CA	Modesto, CA
Zip Code	95350	95350	95350	95350
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.28 ¹	0.03 ¹	0.62 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$169,000	\$165,000	\$179,000
List Price \$	--	\$164,900	\$165,000	\$179,000
Sale Price \$	--	\$163,000	\$165,000	\$175,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/08/2020	05/05/2020	03/11/2020
DOM · Cumulative DOM	-- · --	67 · 90	12 · 55	6 · 43
Age (# of years)	42	52	42	56
Condition	Average	Average	Average	Average
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 condo	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	816	960	816	908
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$163,000	\$165,000	\$175,000

* Sold 2 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 -14400 for superior gross living area than the subject property. Overall it would be superior than the subject property.

Sold 2 Sale 2 is from the same complex. It has the same bedrooms, bathrooms and gross living area. Overall it would be similar to the subject.

Sold 3 Sale 3 has the same number of bedrooms and bathrooms as the subject property. Overall it would be similar to the subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			It last sold for 47750 on 10/26/2009.				
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	\$175,000	\$175,000
Sales Price	\$165,000	\$165,000
30 Day Price	\$155,000	--
Comments Regarding Pricing Strategy		
The emphases of value was placed on Sale 2 as it is the closest property compared to the subject. All comps are within 2.16 miles of the subject. The proximity was expanded due to the lack of condominium comps closer to the subject property.		

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



Back

DRIVE-BY BPO

by ClearCapital

3308 Sherwood Ave Apt 23
Modesto, CA 95350

40915
Loan Number

\$165,000
● As-Is Value

Subject Photos



Back



Street



Street



Other

Listing Photos

L1 2204 Palisade Ave #2
Modesto, CA 95350



Front

L2 1177 Norwegian Ave #47
Modesto, CA 95350



Front

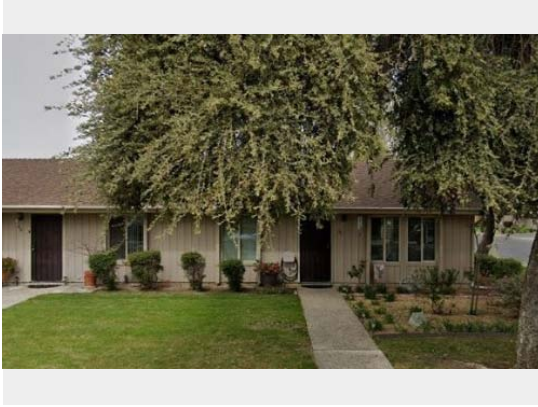
L3 3316 Sherwood #35
Modesto, CA 95350



Front

Sales Photos

S1 617 W Granger Ave #65
Modesto, CA 95350



Front

S2 201 Woodrow Ave #45
Modesto, CA 95350



Front

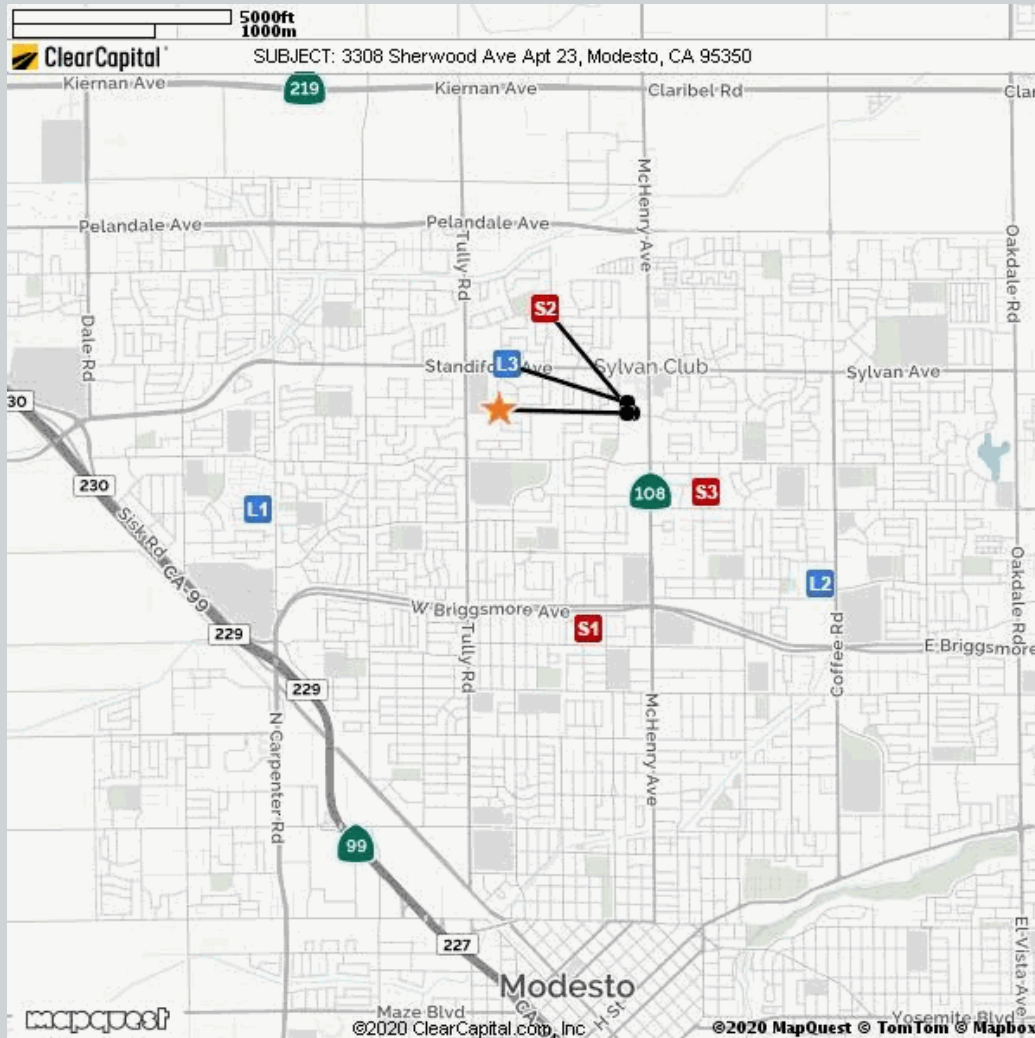
S3 215 Floyd Ave #11
Modesto, CA 95350



Front

ClearMaps Addendum

Address ★ 3308 Sherwood Avenue 23, Modesto, CA 95350
Loan Number 40915 **Suggested List** \$175,000 **Suggested Repaired** \$175,000 **Sale** \$165,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3308 Sherwood Ave Apt 23, Modesto, CA	--	Parcel Match
L1 Listing 1	2204 Palisade Ave #2, Modesto, CA	2.16 Miles ¹	Parcel Match
L2 Listing 2	1177 Norwegian Ave #47, Modesto, CA	1.40 Miles ¹	Parcel Match
L3 Listing 3	3316 Sherwood #35, Modesto, CA	0.06 Miles ¹	Parcel Match
S1 Sold 1	617 W Granger Ave #65, Modesto, CA	1.28 Miles ¹	Parcel Match
S2 Sold 2	201 Woodrow Ave #45, Modesto, CA	0.03 Miles ¹	Parcel Match
S3 Sold 3	215 Floyd Ave #11, Modesto, CA	0.62 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	Matthew Zgonc 1	Company/Brokerage	Elite REO Services
License No	01782208	Address	513 Ryan Ave Modesto CA 95350
License Expiration	11/28/2022	License State	CA
Phone	2099187416	Email	matthew.zgonc@elitereo.com
Broker Distance to Subject	0.88 miles	Date Signed	06/08/2020

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.