

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	364 Buckeye Street, Vacaville, CA 95688	Order ID	6735346	Property ID	28443710
Inspection Date	06/05/2020	Date of Report	06/08/2020		
Loan Number	40931	APN	0125-174-220		
Borrower Name	Catamount Properties 2018 LLC	County	Solano		

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

General Conditions

Owner	Supiran	Condition Comments	
R. E. Taxes	\$505	One story, wood siding, home needs painting, roof and windows show aging, fair landscaping, garage conversion, fair to average curb appeal, no upgrades to note.	
Assessed Value	\$41,673		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$7,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$7,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Schools, parks, shopping and hospital within 1 mile, no new growth or construction, no industry or commercial, high demand, shortage of active listings, REO and short sales present but declining, no hazards to note. Area attracts investors.	
Sales Prices in this Neighborhood	Low: \$279,000 High: \$449,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	364 Buckeye Street	340 Buckeye	330 N West	108 Mckinley
City, State	Vacaville, CA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95688	95688	95688	95687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.50 ¹	2.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$397,500	\$399,000	\$299,900
List Price \$	--	\$397,500	\$399,000	\$299,900
Original List Date		06/04/2020	05/08/2020	04/17/2020
DOM · Cumulative DOM	-- · --	4 · 4	3 · 31	35 · 52
Age (# of years)	68	68	59	57
Condition	Average	Good	Average	Average
Sales Type	--	Investor	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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,190	1,190	1,294	918
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	3 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.11 acres	.12 acres	.13 acres
Other	--	--	--	--

* 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 New Kitchen * New White Quartz Counter tops * Beautiful New Cabinets * New Appliances * New Carpet and Flooring throughout * Recessed Canned Lighting * Updated Stylish Design, active.

Listing 2 Probate sale, as-is, original cabinets, newer windows and exterior paint, 2 car garage, pending.

Listing 3 One story, stucco siding, dual pane windows, average kitchen, bath, landscaping, 1 car garage, pending.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	364 Buckeye Street	470 Deodara	389 Acacia	349 Elder
City, State	Vacaville, CA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95688	95688	95688	95688
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.08 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$390,000	\$339,900
List Price \$	--	\$375,000	\$390,000	\$339,900
Sale Price \$	--	\$385,000	\$400,000	\$316,300
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	05/04/2020	04/07/2020	01/29/2020
DOM · Cumulative DOM	-- · --	8 · 45	21 · 27	14 · 31
Age (# of years)	68	64	63	64
Condition	Average	Average	Good	Fair
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,190	1,128	1,051	1,202
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	3 · 2
Total Room #	6	6	5	5
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	.11 acres	.13 acres	.14 acres	.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$30,000	-\$31,133	+\$7,500
Adjusted Price	--	\$355,000	\$368,867	\$323,800

* 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** Original Wood Floors Throughout The Main Living Areas And Bedrooms, New Carpet In Sun Room And Master Sitting Area, more baths -15,000, garage -15,000.
- Sold 2** Dual pane windows, newer exterior paint and roof, superior condition -25,000, clean move in ready, pool -10,000, less gla 7,367. Multiple offers. -3,500 credit.
- Sold 3** As-is sale, needs tlc, landscaping, repairs as per mls 30,000, dual pane windows, detached garage -7,500, more baths -15,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sale in 2005.			
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	\$339,000	\$349,000
Sales Price	\$339,000	\$349,000
30 Day Price	\$335,000	--
Comments Regarding Pricing Strategy		
S1, S3 given most weight based on location and condition, no REO or short sales in report, concessions not typical, searched out 3 miles due to shortage of listings, area attracts investors, subject is in below average condition.		

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.
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Subject Photos



Front



Address Verification



Side



Street



Street



Other

Listing Photos

L1 340 Buckeye
Vacaville, CA 95688



Front

L2 330 N West
Vacaville, CA 95688



Front

L3 108 Mckinley
Vacaville, CA 95687



Front

Sales Photos

S1 470 Deodara
Vacaville, CA 95688



Front

S2 389 Acacia
Vacaville, CA 95688



Front

S3 349 Elder
Vacaville, CA 95688



Front

DRIVE-BY BPO

by ClearCapital

364 Buckeye St

Vacaville, CA 95688

40931

Loan Number

\$339,000

● As-Is Value

ClearMaps Addendum

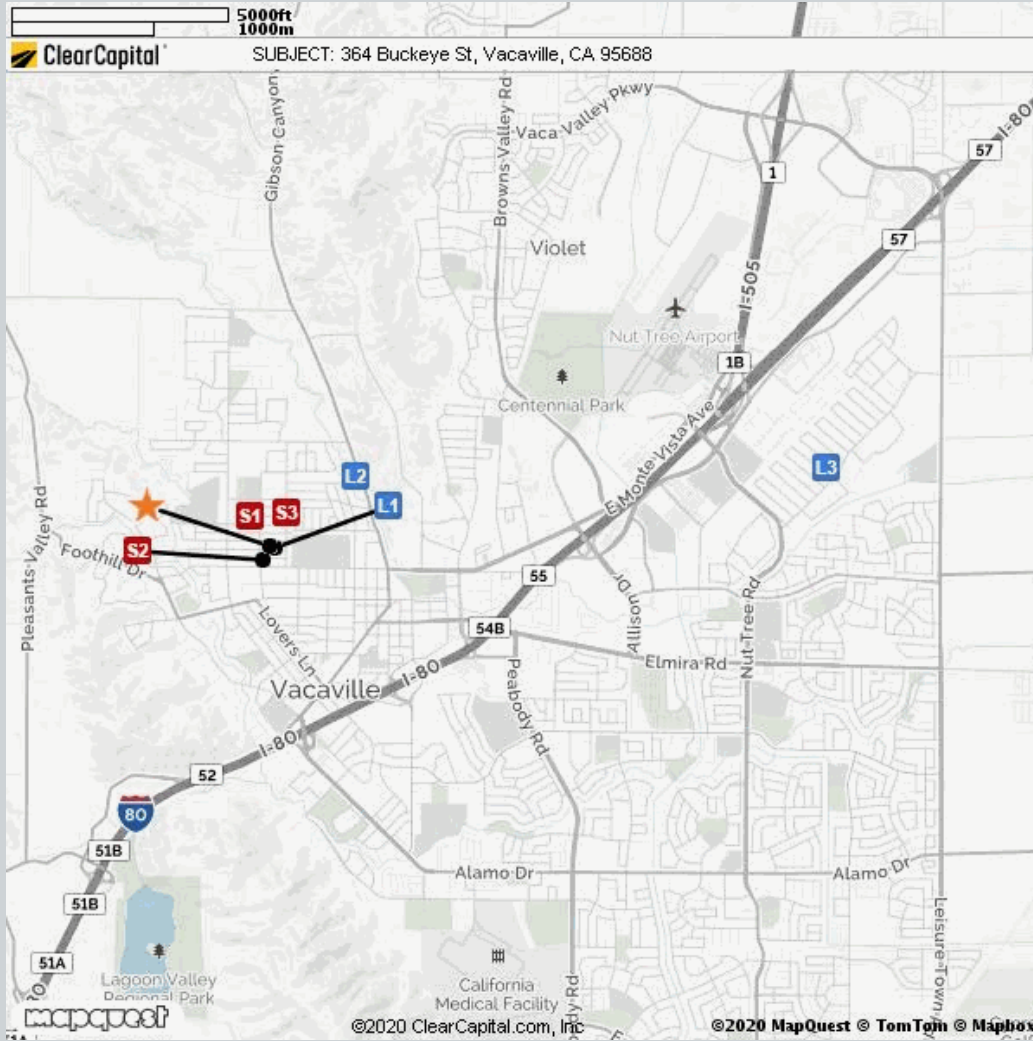
Address ★ 364 Buckeye Street, Vacaville, CA 95688

Loan Number 40931

Suggested List \$339,000

Suggested Repaired \$349,000

Sale \$339,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	364 Buckeye St, Vacaville, CA	--	Parcel Match
L1	Listing 1	340 Buckeye, Vacaville, CA	0.03 Miles ¹	Parcel Match
L2	Listing 2	330 N West, Vacaville, CA	0.50 Miles ¹	Parcel Match
L3	Listing 3	108 Mckinley, Vacaville, CA	2.95 Miles ¹	Parcel Match
S1	Sold 1	470 Deodara, Vacaville, CA	0.20 Miles ¹	Parcel Match
S2	Sold 2	389 Acacia, Vacaville, CA	0.08 Miles ¹	Parcel Match
S3	Sold 3	349 Elder, Vacaville, CA	0.11 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	Kelly Nusbaum	Company/Brokerage	Coldwell Banker Kappel Gateway Realty
License No	01223015	Address	1190 1st Street Fairfield CA 94533
License Expiration	06/16/2021	License State	CA
Phone	7073016009	Email	nusbaumkelly@gmail.com
Broker Distance to Subject	7.71 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.