

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>	873 Sheffield Circle, Lemoore, CA 93245	<b>Order ID</b>	6738735	<b>Property ID</b>	28454789
<b>Inspection Date</b>	06/10/2020	<b>Date of Report</b>	06/11/2020		
<b>Loan Number</b>	40958	<b>APN</b>	021-600-003-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Kings		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200610_BPOs	<b>Tracking ID 1</b>	20200610_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Ainsle Stephen M Maria C	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,220	Exterior looks in average condition with no damage observed. It conforms to neighbor properties in style and age.	
<b>Assessed Value</b>	\$270,000		
<b>Zoning Classification</b>	Sfr		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	No		
<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	Neighborhood is composed of single family properties similar to subject in style and age. Subject is located on a cul de sac street across the street from Liberty middle school.	
<b>Sales Prices in this Neighborhood</b>	Low: \$255,000 High: \$280,000		
<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 *
<b>Street Address</b>	873 Sheffield Circle	687 Bristol Ct Lemoore Ca	639 Sheffield Ct Lemoore Ca	710 Woodridge Ct Lemoore Ca
<b>City, State</b>	Lemoore, CA	Lemoore, CA	Lemoore, CA	Lemoore, CA
<b>Zip Code</b>	93245	93245	93245	93245
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.18 <sup>1</sup>	0.18 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$265,000	\$275,000	\$280,000
<b>List Price \$</b>	--	\$265,000	\$275,000	\$280,000
<b>Original List Date</b>		04/14/2020	06/09/2020	06/04/2020
<b>DOM · Cumulative DOM</b>	-- · --	30 · 58	2 · 2	7 · 7
<b>Age (# of years)</b>	25	25	25	23
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,730	1,522	1,645	1,649
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	--	Pool - Yes
<b>Lot Size</b>	0.18 acres	0.16 acres	0.17 acres	0.16 acres
<b>Other</b>	Fireplace	RV parking, covered patio, fireplace	Covered patio, fireplace	Covered patio, fireplace

\* Listing 3 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** Same bedroom and bathroom count, garage capacity, roof type and same age as subject. Inferior by smaller gross living area square footage, smaller lot and no pool. Superior by having RV parking and by updates. This property has tile roof, RV parking, covered patio, game room, storage shed, lease solar panels, fireplace, new paint, new flooring, and new custom back splash.
- Listing 2** Same bedroom, and bathroom, count, same garage capacity, roof type, and same age as subject. Inferior by smaller gross living area square footage, smaller lot size and no pool. This property has tile roof, storage shed, fireplace, ceiling fans, tile counter tops, extra cement pad. new storage shed, newer blinds, water heater, dishwasher and microwave. Seller will give \$600 carpet allowance.
- Listing 3** Same bedroom and bathroom count, same garage capacity and same roof type. Superior by age, and new central A/C. Inferior by smaller gross living area square footage, and smaller lot size. This property has in ground pool, leased solar panels, covered patio, fireplace, tile roof, granite counter tops, and new central A/C unit with smart thermostat.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	873 Sheffield Circle	151 Brentwood Dr Lemoore Ca	785 Heath Ct Lemoore Ca	698 Woodridge Ct Lemoore Ca
<b>City, State</b>	Lemoore, CA	Lemoore, CA	Lemoore, CA	Lemoore, CA
<b>Zip Code</b>	93245	93245	93245	93245
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.59 <sup>1</sup>	0.44 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$255,000	\$260,000	\$280,000
<b>List Price \$</b>	--	\$255,000	\$260,000	\$280,000
<b>Sale Price \$</b>	--	\$255,000	\$260,000	\$276,000
<b>Type of Financing</b>	--	Fha	Va	Conventional
<b>Date of Sale</b>	--	02/07/2020	12/31/2019	05/08/2020
<b>DOM · Cumulative DOM</b>	-- · --	29 · 63	22 · 57	24 · 73
<b>Age (# of years)</b>	25	29	28	23
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,730	1,765	1,789	1,800
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>		--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.18 acres	0.19 acres	0.25 acres	0.16 acres
<b>Other</b>	Fireplace	RV parking, covered patio, fireplace	Covered patio, fireplace	Covered patio, fireplace
<b>Net Adjustment</b>	--	+\$7,000	-\$4,080	-\$2,420
<b>Adjusted Price</b>	--	\$262,000	\$255,920	\$273,580

\* Sold 3 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** Inferior by age, and no pool. Superior by larger lot, and by having RV parking. There was sellers concessions of \$7,250. This property has tile roof, storage shed, RV parking, vaulted ceilings, laminate flooring, newer dishwasher, range and hood. All newer dual pane windows. Leased solar panels. According to MLS garage has been converted.
- Sold 2** Superior by larger lot, and larger gross living area square footage. This property has in ground pool, tile roof, storage shed, fireplace, granite counter tops, wood laminate and tile floors, stainless steel appliances and leased solar panles.
- Sold 3** Superior by age, and larger gross living area square footage. Inferior by smaller lot size. This property has covered patio, tile roof, fireplace, and in ground pool. Located on a cul de sac street.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No recent listing history found on Kings, Tulare and Fresno MLS.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$275,000	\$275,000
<b>Sales Price</b>	\$270,000	\$270,000
<b>30 Day Price</b>	\$260,000	--
<b>Comments Regarding Pricing Strategy</b>		
All comps used on this report were gathered from Kings County MLS. Opinion of value has been established by gathering similar comps located close to subject.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 687 Bristol Ct Lemoore CA  
Lemoore, CA 93245



Front

**L2** 639 Sheffield Ct Lemoore CA  
Lemoore, CA 93245



Front

**L3** 710 Woodridge Ct Lemoore CA  
Lemoore, CA 93245



Front

## Sales Photos

**S1** 151 Brentwood Dr Lemoore CA  
Lemoore, CA 93245



Front

**S2** 785 Heath Ct Lemoore CA  
Lemoore, CA 93245



Front

**S3** 698 Woodridge Ct Lemoore CA  
Lemoore, CA 93245



Front

### ClearMaps Addendum

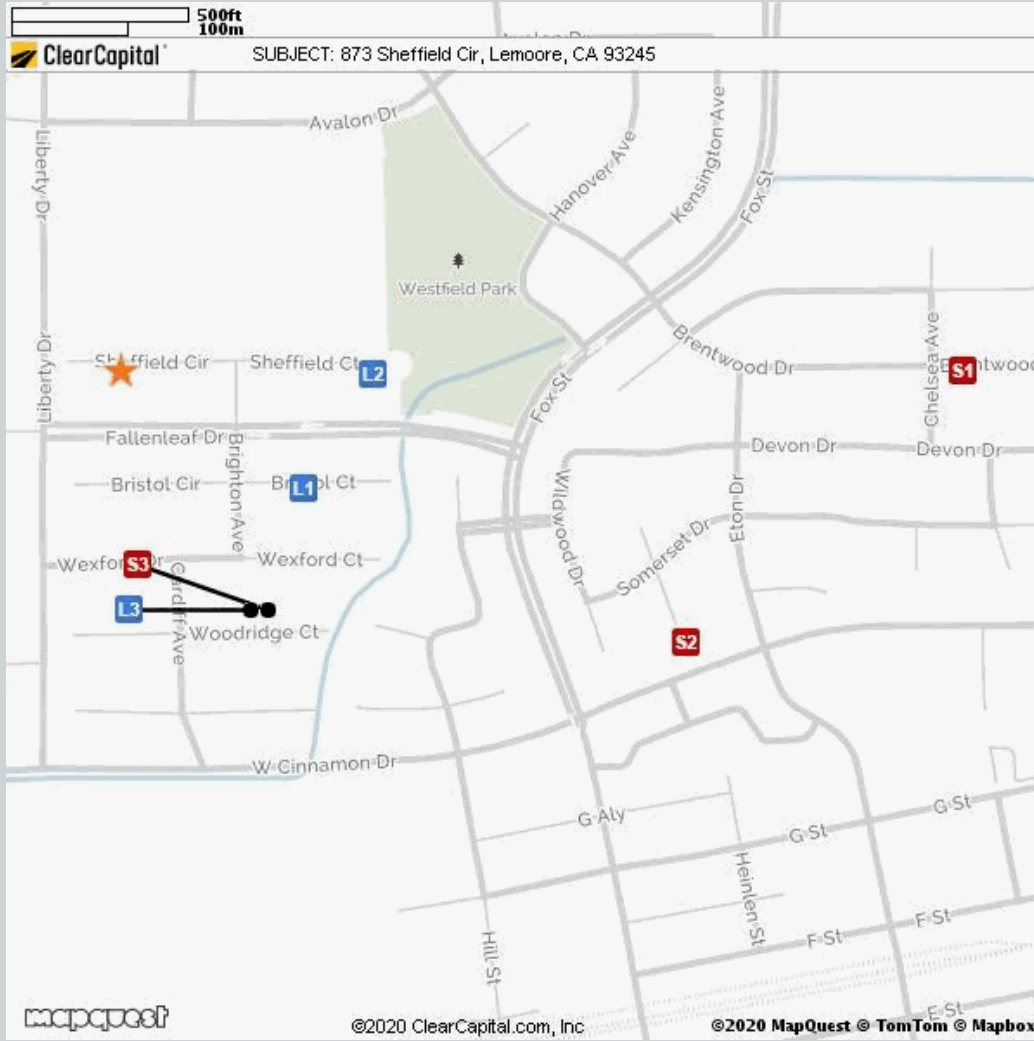
**Address** ★ 873 Sheffield Circle, Lemoore, CA 93245

**Loan Number** 40958

**Suggested List** \$275,000

**Suggested Repaired** \$275,000

**Sale** \$270,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	873 Sheffield Cir, Lemoore, CA	--	Parcel Match
L1 Listing 1	687 Bristol Ct Lemoore Ca, Lemoore, CA	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	639 Sheffield Ct Lemoore Ca, Lemoore, CA	0.18 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	710 Woodridge Ct Lemoore Ca, Lemoore, CA	0.18 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	151 Brentwood Dr Lemoore Ca, Lemoore, CA	0.59 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	785 Heath Ct Lemoore Ca, Lemoore, CA	0.44 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	698 Woodridge Ct Lemoore Ca, Lemoore, CA	0.19 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>	Cecilia Vasquez	<b>Company/Brokerage</b>	Realty World Advantage
<b>License No</b>	01468833	<b>Address</b>	344 Cousins Drive Hanford CA 93230
<b>License Expiration</b>	01/23/2023	<b>License State</b>	CA
<b>Phone</b>	5595838852	<b>Email</b>	cvasquezproperties@yahoo.com
<b>Broker Distance to Subject</b>	7.16 miles	<b>Date Signed</b>	06/11/2020

*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:**

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