

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>	999 Porter Ave Unit 26, Stockton, CA 95207	<b>Order ID</b>	6740278	<b>Property ID</b>	28457899
<b>Inspection Date</b>	06/22/2020	<b>Date of Report</b>	06/22/2020		
<b>Loan Number</b>	40970	<b>APN</b>	097-700-19		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Joaquin		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20200611_BPOs	<b>Tracking ID 1</b>	20200611_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Porter Green Homeowners Assoc	Subject condo sits in the back of the complex, not visible from street. Although, entering the private road and traveling to the back, the condo is visible from the garage view only. Condo has good curb appeal and conforms to the neighborhood. Subject sits on a very quiet street, residents only travel. There are no damages or needed repairs noted on visible inspection.
<b>R. E. Taxes</b>	\$1,455	
<b>Assessed Value</b>	\$106,120	
<b>Zoning Classification</b>	condo	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Unknown if the subject is vacant or occupied. No signs outside condo.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Porter Green Homeowners Assoc 209 644-4953	
<b>Association Fees</b>	\$305 / Month (Landscaping,Insurance,Other: Common Area)	
<b>Visible From Street</b>	Not Visible	
<b>Road Type</b>	Private	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Subject neighborhood is very well established. Shows weathering and some surrounding apartment complexes are lacking some maintenance. No sidewalks on neighboring area. Subject condo complex is very well maintained. Subject is a few blocks walk to a major shopping area with restaurants, essential shopping, schools and parks. No boarded up or abandoned homes in the neighborhood noted.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$165,000 High: \$235,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	999 Porter Ave Unit 26	999 Porter Ave #29	999 Porter Ave #1	1615 Porter Way
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95207	95207	95207	95207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 <sup>1</sup>	0.08 <sup>1</sup>	0.38 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$195,000	\$192,900	\$234,900
List Price \$	--	\$186,000	\$192,900	\$234,900
Original List Date		10/04/2019	02/27/2020	06/10/2020
DOM · Cumulative DOM	-- · --	143 · 262	115 · 116	4 · 12
Age (# of years)	35	35	36	35
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,181	1,011	1,011	1,194
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 1	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	.0222 acres	.0133 acres	.0158 acres	.0174 acres
Other	--	--	--	--

\* 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.

### Listing Comments Why the comparable listing is superior or inferior to the subject.

**Listing 1** Comp is same age, slightly smaller in sq ft, same room count, sits on a slightly smaller lot with the same complex. Per MLS, comp has not been remodeled.

**Listing 2** Comp is similar in age, slightly smaller in sq ft, same room count and sits on a slightly smaller lot size within the same complex. Per MLS, comp has been remodeled.

**Listing 3** Comp is same age, similar in sq ft and room count, sits on a slightly smaller lot size within an adjoining complex. Per MLS, condo has been remodeled. Condo is pending with 6 multiple offers.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	999 Porter Ave Unit 26	999 Porter Ave. #34	1613 Porter Way	999 Porter Ave #10
City, State	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
Zip Code	95207	95207	95207	95207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 <sup>1</sup>	0.38 <sup>1</sup>	0.00 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$192,500	\$212,000	\$175,000
List Price \$	--	\$189,500	\$212,000	\$175,000
Sale Price \$	--	\$189,000	\$212,000	\$170,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/08/2019	11/05/2019	12/17/2019
DOM · Cumulative DOM	-- · --	15 · 37	75 · 146	28 · 60
Age (# of years)	35	35	35	35
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 contemporary	2 Stories contemporary	1 Story contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	1,181	1,181	1,059	1,315
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	.0222 acres	.0218 acres	.0172 acres	.0250 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$189,000	\$212,000	\$170,000

\* Sold 1 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** Comp is same age, same sq ft, same room count and sits on a similar sized lot within the same complex. Per MLS, Comp has not been remodeled. Comp closed with 2 multiple offers.
- Sold 2** Comp is same age, similar in sq ft, same room count, sits on a slightly smaller lot size within an adjoining complex. Per MLS, comp has not been remodeled.
- Sold 3** Comp is same age, slightly larger in sq ft, same room count and sits on a similar sized lot within the same complex. Per MLS, comp has not been remodeled.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		Subject has not been listed or sold within the last 12 months.					
<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>

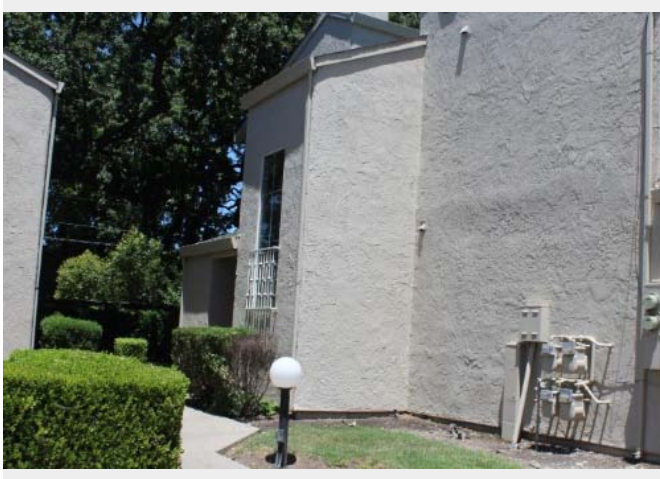
## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$180,000	\$180,000
<b>Sales Price</b>	\$175,000	\$175,000
<b>30 Day Price</b>	\$175,000	--
<b>Comments Regarding Pricing Strategy</b>		
Priced lower to stimulate multiple offers.		

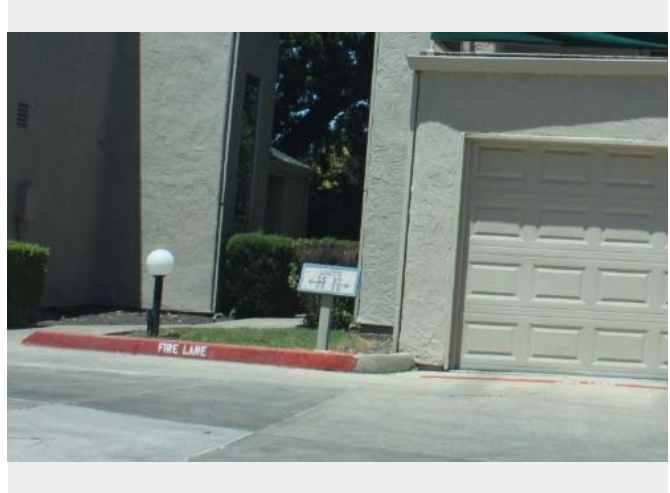
## Clear Capital Quality Assurance Comments Addendum

**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



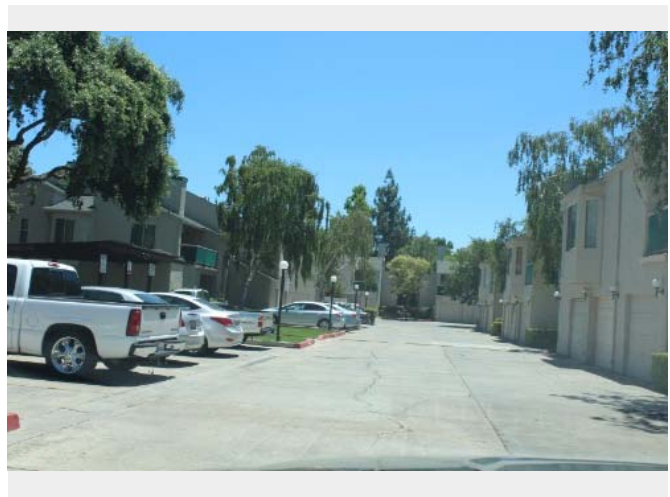
Front



Address Verification



Address Verification



Street

## Listing Photos

**L1** 999 Porter Ave #29  
Stockton, CA 95207



Front

**L2** 999 Porter Ave #1  
Stockton, CA 95207



Front

**L3** 1615 Porter Way  
Stockton, CA 95207



Front

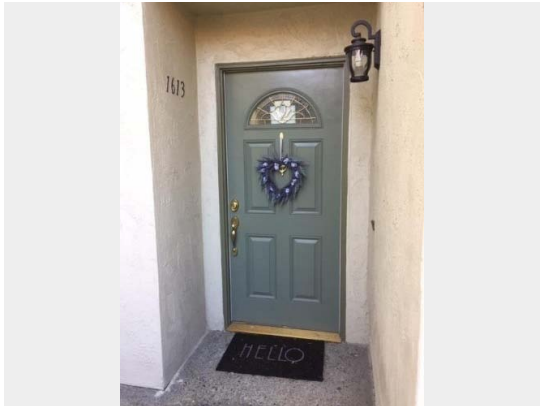
## Sales Photos

**S1** 999 Porter Ave. #34  
Stockton, CA 95207



Front

**S2** 1613 Porter Way  
Stockton, CA 95207



Front

**S3** 999 Porter Ave #10  
Stockton, CA 95207



Front



## ClearMaps Addendum

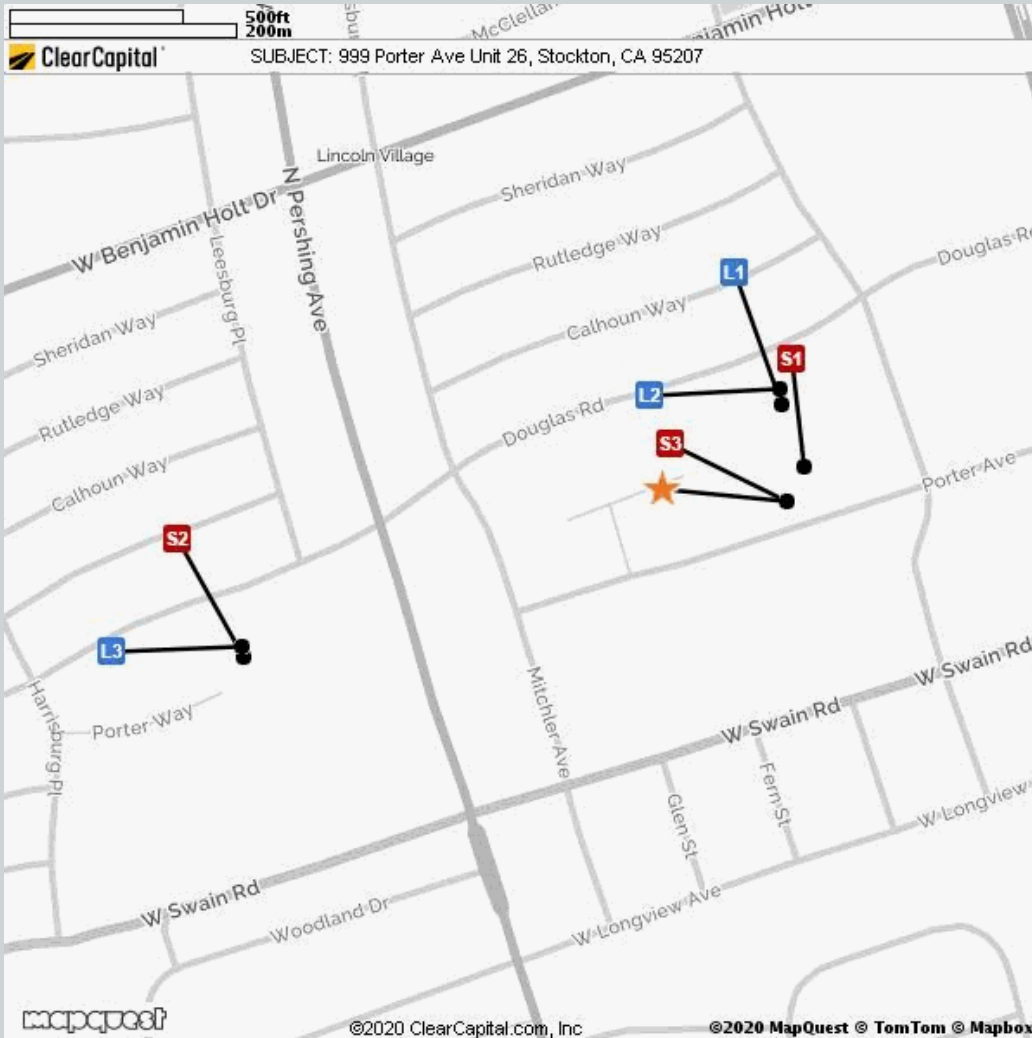
**Address** ★ 999 Porter Ave Unit 26, Stockton, CA 95207

**Loan Number** 40970

**Suggested List** \$180,000

**Suggested Repaired** \$180,000

**Sale** \$175,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	999 Porter Ave Unit 26, Stockton, CA	--	Parcel Match
L1 Listing 1	999 Porter Ave #29, Stockton, CA	0.07 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	999 Porter Ave #1, Stockton, CA	0.08 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1615 Porter Way, Stockton, CA	0.38 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	999 Porter Ave. #34, Stockton, CA	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1613 Porter Way, Stockton, CA	0.38 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	999 Porter Ave #10, Stockton, CA	0.00 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>	Angie Saucedo	<b>Company/Brokerage</b>	Real Estate Source, Inc..
<b>License No</b>	01482693	<b>Address</b>	1636 Sycamore Ave Stockton CA 95205
<b>License Expiration</b>	03/03/2021	<b>License State</b>	CA
<b>Phone</b>	2098146106	<b>Email</b>	angiesauceda46@gmail.com
<b>Broker Distance to Subject</b>	3.55 miles	<b>Date Signed</b>	06/22/2020

*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.**