

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>	3214 Central Avenue, San Diego, CA 92105	<b>Order ID</b>	7349306	<b>Property ID</b>	30450348
<b>Inspection Date</b>	06/08/2021	<b>Date of Report</b>	06/12/2021		
<b>Loan Number</b>	41004	<b>APN</b>	4544123300		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Diego		

### Tracking IDs

<b>Order Tracking ID</b>	0608_BPOUpdate	<b>Tracking ID 1</b>	0608_BPOUpdate
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> Subject is one story duplex with an onsite parking Subject looks in average shape with no major issues or deferred maintenance No visible address , took address across the street and sign
<b>R. E. Taxes</b>	\$2,299	
<b>Assessed Value</b>	\$184,278	
<b>Zoning Classification</b>	Residential R2	
<b>Property Type</b>	Duplex	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(doors and window locked)	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is located in an area of similar age and size homes that are in average to good shape Reo and short sales make up 1% of the market. High investor flip area Schools and stores are within one mile of the subject Low supply and high demand
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$460,000 High: \$979,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3214 Central Avenue	3736-38 46th St	4517-25 Thorn	3545 40th St
City, State	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
Zip Code	92105	92105	92105	92105
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.88 <sup>1</sup>	0.66 <sup>1</sup>	0.24 <sup>1</sup>
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$675,000	\$740,000	\$645,000
List Price \$	--	\$675,000	\$740,000	\$645,000
Original List Date		02/12/2021	05/08/2021	04/29/2021
DOM · Cumulative DOM	-- · --	59 · 120	27 · 35	40 · 44
Age (# of years)	61	66	49	81
Condition	Average	Average	Average	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	1 Story 2 unit	1 Story 2 unit	1 Story 2 unit	1 Story 2 unit
# Units	2	2	2	2
Living Sq. Feet	2,300	1,950	2,800	1,526
Bdrm · Bths · ½ Bths	6 · 4	4 · 2	4 · 2	4 · 3
Total Room #	12	8	8	12
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	.12 acres	.13 acres	.09 acres
Other	--	--	--	--

\* Listing 1 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** Two detached units on a plus size lot!! Listed for the first time in thirty years. Located in the heart of City Heights near the Recreational Center, Shopping Center, Library, Rosa Parks Elementary School and Police Station

**Listing 2** Two single family homes each with 2 bedrooms and separate water and electric meters on a 7400 SQft. lot. Each home is 855 sqft. with alley access. Possible 2 ADU's on R-2-4 lot

**Listing 3** Two homes on one rectangular lot with alley access. Front 1-bed/1-bath home has a new roof and a gated patio with mature trees. Rear home is a 3-bed with 2 full baths, with newer windows, combo living room/ dining room, kitchen with tiled floor, gas stove, and laundry room. Paved alley access for two off street parking spaces under a canopy.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	3214 Central Avenue	3512-14 Highland	4133-37 Van Dyke Ave	3140-3142 Menlo Av
<b>City, State</b>	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
<b>Zip Code</b>	92105	92105	92105	92105
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.59 <sup>1</sup>	0.92 <sup>1</sup>	0.81 <sup>1</sup>
<b>Property Type</b>	Duplex	Duplex	3 Plex	Duplex
<b>Original List Price \$</b>	--	\$655,000	\$725,000	\$785,000
<b>List Price \$</b>	--	\$655,000	\$725,000	\$785,000
<b>Sale Price \$</b>	--	\$655,000	\$650,000	\$795,500
<b>Type of Financing</b>	--	Conv	Conv	Va
<b>Date of Sale</b>	--	05/26/2021	04/07/2021	04/02/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 0	11 · 68	6 · 40
<b>Age (# of years)</b>	61	65	71	91
<b>Condition</b>	Average	Average	Average	Good
<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 2 unit	1 Story 2 unit	1 Story 3 unit	1 Story 2 units
<b># Units</b>	2	2	3	2
<b>Living Sq. Feet</b>	2,300	1,998	2,100	2,200
<b>Bdrm · Bths · ½ Bths</b>	6 · 4	4 · 3	4 · 3	6 · 4
<b>Total Room #</b>	12	10	10	12
<b>Garage (Style/Stalls)</b>	None	None	Detached 1 Car	None
<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>	--	--	--	--
<b>Lot Size</b>	0.16 acres	.12 acres	.16 acres	.15 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$30,000	+\$20,000	-\$65,000
<b>Adjusted Price</b>	--	\$685,000	\$670,000	\$730,500

\* Sold 2 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 one story duplex with an onsite parking Subject looks in average shape with no major issues or deferred maintenance  
10k bedroom 5k bathrom 15k size
- Sold 2** 3 fixer units in up & coming mid town! 4137 is a 2BR-1BA, 4135 is a 1BR-1BA, 4133 is 1BR-1BA. Rough around the edges, but potential galore. This is one of those mid-city bungalow style properties that will rent for big \$\$\$\$ when fixed up. large garage on property will bring extra rent, and parking 5k bathroom 10ksize-5k garage 10k bedroom
- Sold 3** 6 bed, 4 bathroom total on property. The rear home has a brand new remodel, new cabinets throughout, new floors, and new fixtures throughout. Lots of light coming through new double paned windows. Kitchen has upgraded appliances and a well thought out design. Master bedroom has it's own full bathroom5k size-10k credit -60k credit

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none noted			
<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>	\$680,000	\$680,000
<b>Sales Price</b>	\$670,000	\$670,000
<b>30 Day Price</b>	\$650,000	--
<b>Comments Regarding Pricing Strategy</b>		
Searched for homes with max 3 units listed and sold within 12 months and 1 mile Unable to stay within five years of the subject as area has various ages Based value on sold 2 as it has the lowest net adjustment		

## 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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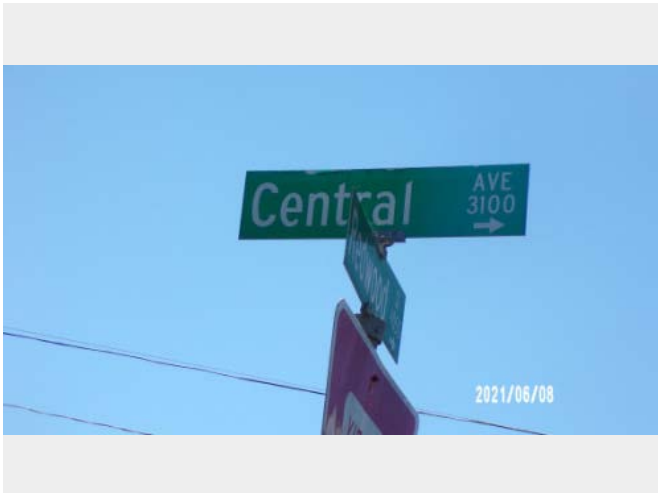
## Subject Photos



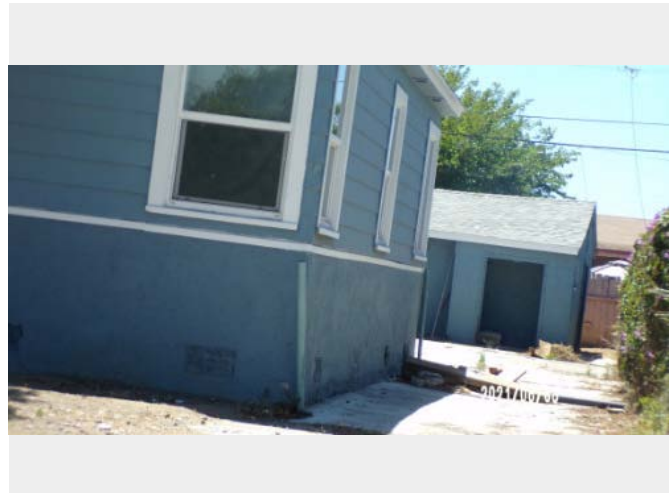
Front



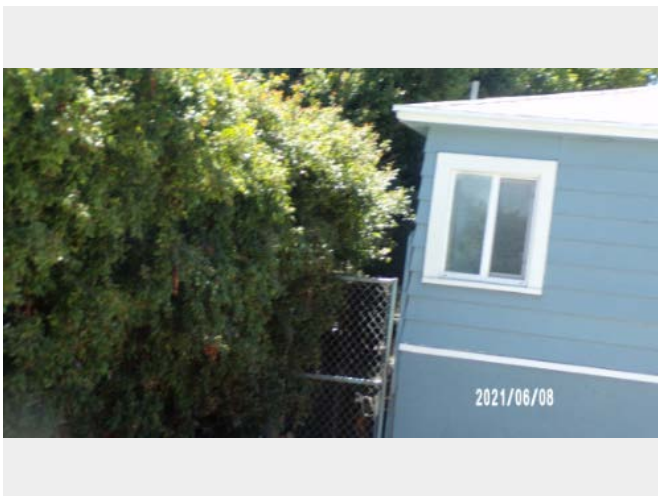
Address Verification



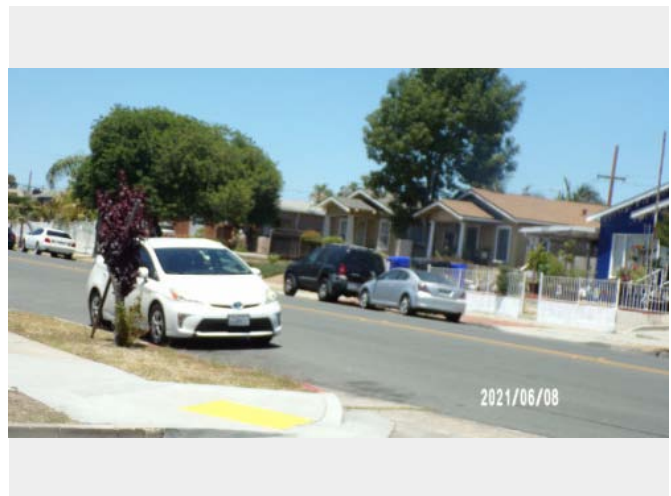
Address Verification



Side



Side



Street

## Subject Photos



Street



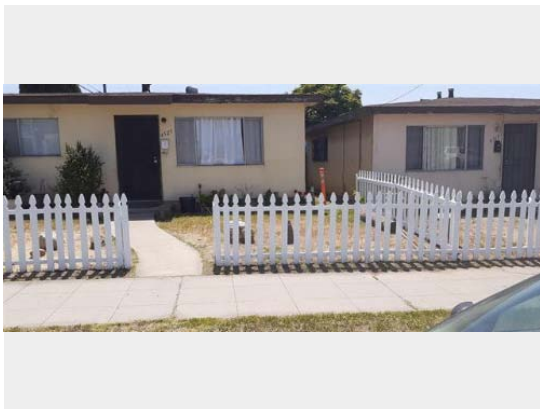
## Listing Photos

**L1** 3736-38 46th St  
San Diego, CA 92105



Front

**L2** 4517-25 Thorn  
San Diego, CA 92105



Front

**L3** 3545 40th St  
San Diego, CA 92105



Front



## Sales Photos

**S1** 3512-14 Highland  
San Diego, CA 92105



Front

**S2** 4133-37 Van Dyke Ave  
San Diego, CA 92105



Front

**S3** 3140-3142 Menlo Av  
San Diego, CA 92105



Dining Room

### ClearMaps Addendum

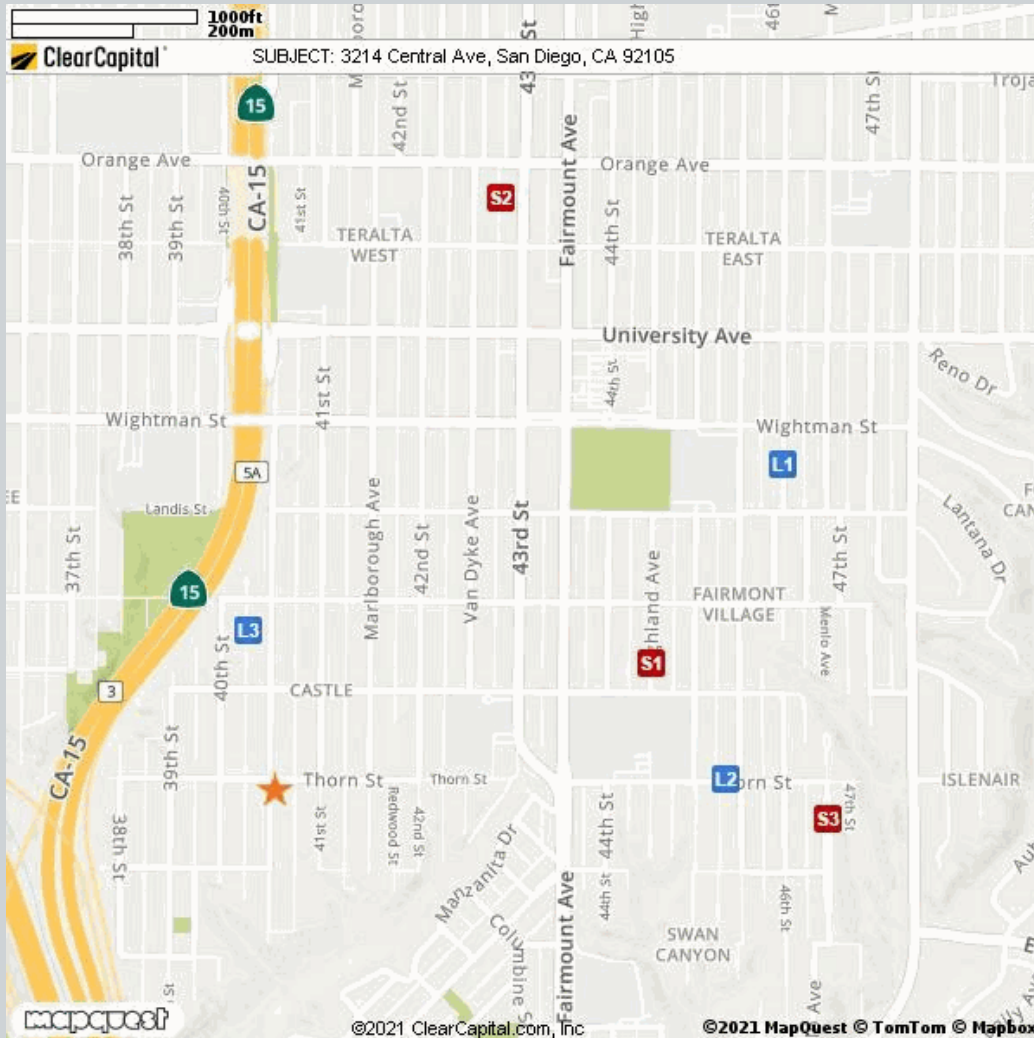
**Address** ★ 3214 Central Avenue, San Diego, CA 92105

**Loan Number** 41004

**Suggested List** \$680,000

**Suggested Repaired** \$680,000

**Sale** \$670,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3214 Central Avenue, San Diego, CA 92105	--	Parcel Match
L1 Listing 1	3736-38 46th St, San Diego, CA 92105	0.88 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4517-25 Thorn, San Diego, CA 92105	0.66 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3545 40th St, San Diego, CA 92105	0.24 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3512-14 Highland, San Diego, CA 92105	0.59 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4133-37 Van Dyke Ave, San Diego, CA 92105	0.92 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3140-3142 Menlo Av, San Diego, CA 92105	0.81 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>	Dianne Patterson	<b>Company/Brokerage</b>	Nautlis Real Estate
<b>License No</b>	01705754	<b>Address</b>	9535 Mission gorge road Suite E Santee CA 92071
<b>License Expiration</b>	08/23/2025	<b>License State</b>	CA
<b>Phone</b>	6199943574	<b>Email</b>	dianneandsam@gmail.com
<b>Broker Distance to Subject</b>	9.70 miles	<b>Date Signed</b>	06/10/2021

*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.**