

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	320 Ne 3rd Avenue, Visalia, CA 93291	Order ID	6756601	Property ID	28505687
Inspection Date	07/01/2020	Date of Report	07/06/2020		
Loan Number	41090	APN	094-073-007-000		
Borrower Name	Catamount Properties 2018 LLC	County	Tulare		

Tracking IDs

Order Tracking ID	20200620_BPOs_B	Tracking ID 1	20200620_BPOs_B
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Siegfried Arlen S & Sherri L (Trs)	Condition Comments	
R. E. Taxes	\$1,589	No glaring defects no deferred maintenance noted on drive by , appropriate conformity to rest of neighborhood	
Assessed Value	\$150,399		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(dead bolt and fencing.)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Slow	Some commercial influences no industrial influences. Some reo activity some short sale activity no board up homes seen in immediate neighborhood. near stores, park, and other amenities.	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$250,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	320 Ne 3rd Avenue	1606 N Encina St	1706 E Perez Court	623 N Garden St
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93291	93291	93292	93291
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.97 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$185,900	\$189,900	\$186,200
List Price \$	--	\$185,900	\$189,900	\$196,000
Original List Date		05/21/2020	06/12/2020	02/28/2020
DOM · Cumulative DOM	-- · --	44 · 46	22 · 24	49 · 129
Age (# of years)	16	54	29	104
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,538	1,300	1,447	1,525
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.15 acres	.10 acres	.17 acres
Other	fence	fence f, p	fence f, p patio	fence f, p patio

* 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.

Current Listings - Cont.

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

Listing 1 : One of the lowest priced 3 bedroom homes in Visalia. Has been repainted inside and out. New floorings, new A/C & water heater. Ready for you!

Listing 2 Perfect home for first time home buyer and family! This home is located at the end of a cul-de-sac and features 3 bedrooms and 2 bathrooms. The home has been upgraded with windows that are 2 years old. Inside the home it opens into the living space, which flows into the dining room and functional kitchen. The dining room opens out into the backyard complete with covered patio and space to garden. Back inside there are 2 bedrooms that share a bathroom and the master suite. In the master there are tall ceilings and ample space for furniture. The attached master bath has dual vanities, a large closet and a separate space with the shower and toilet. The home has indoor laundry that opens to the 2 car garage

Listing 3 : If you love Visalia's downtown you will love this magical home. WOW what a home! Well located on a peaceful street in the heart of this striving Visalia neighborhood. This home's classic features includes an open kitchen, dining and living room. Abundant natural light. Large Lot and over all very functional. Features beautiful flooring and new carpeting. Nice kitchen with hard surface designer granite counter tops, and you will love the color on the cabinetry! Enjoy a the private master suite with plenty of closet space. LARGE backyard !Close proximity to nearby shops, eateries, and many of the city's paths and parks. Attached garage for off street parking or perfect for storage or a yoga room

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	320 Ne 3rd Avenue	736 E Roosevelt Ave	305 Ne 2nd Ave	1020 N Gowdy St
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93291	93292	93291	93292
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.17 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$179,900	\$189,900	\$194,900
List Price \$	--	\$179,900	\$189,900	\$169,000
Sale Price \$	--	\$180,000	\$192,750	\$160,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	03/20/2020	01/24/2020	03/10/2020
DOM · Cumulative DOM	-- · --	156 · 156	72 · 72	176 · 176
Age (# of years)	16	69	13	59
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,538	1,320	1,555	1,472
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	5 · 2	3 · 2
Total Room #	6	6	7	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.54 acres	.15 acres	.14 acres
Other	fence	fence patio shed	fence	fence f.p
Net Adjustment	--	+\$5,000	-\$7,800	+\$2,200
Adjusted Price	--	\$185,000	\$184,950	\$162,200

* 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.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** This home is sitting on a 1/2 acre lot and located close to downtown Visalia! Laminate wood flooring in the living room. The Kitchen has double ovens, gas range stove, and is open the dining room. The bedrooms and bathrooms are down a hall from the dining area. Garage was converted into one of the bedrooms. Ceiling fans throughout, laundry inside, and access to the backyard in one of the bedrooms. The backyard patio is covered and there is an extra building for storage. Large space for many possibilities! adj 5000 for age and 2000 for sq ft gla adj -5000 for lot size. adj 3000 for no garage
- Sold 2** Great 5 bedroom home with an amazing kitchen, NEW interior paint, open dining area and living space, NEW tile in kitchen, and large covered patio -5800 for cc's -2000 for extra bedroom
- Sold 3** adjust -4800 for cc's 5000 for age and 3000 for no garage Newly remodeled home located in NE Visalia close to schools and shopping. This home is 3 bedrooms, 2 bathrooms, and 1,472 Sq Ft. Upgrades include; new roof, stove, windows, flooring, inside and outside paint & interior doors. The living room has a red brick fireplace and is open to the kitchen/dining area. White cabinets in the kitchen with stainless steel hardware and stainless steel sink and appliances complimented by a beautiful back splash. Garage space has been converted into a large bonus room that has two doors to access the front yard and the backyard. The backyard is very spacious

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No sales or listing history found in MLS or tax records for the last 12 months			
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	\$180,000	\$180,000
Sales Price	\$180,000	\$180,000
30 Day Price	\$170,000	--
Comments Regarding Pricing Strategy		
As is values bracketed by adjusted sold comps and taken into consideration market trends. low inventory for subject age of property especially in this neighborhood. Expanded age and lot size to get bracketed sq ft gla.		

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



Street

Listing Photos

L1 1606 n encina st
Visalia, CA 93291



Front

L2 1706 e perez court
Visalia, CA 93292



Front

L3 623 n garden st
Visalia, CA 93291



Front

Sales Photos

S1 736 e roosevelt ave
Visalia, CA 93292



Front

S2 305 ne 2nd ave
Visalia, CA 93291



Front

S3 1020 n gowdy st
Visalia, CA 93292



Front

ClearMaps Addendum

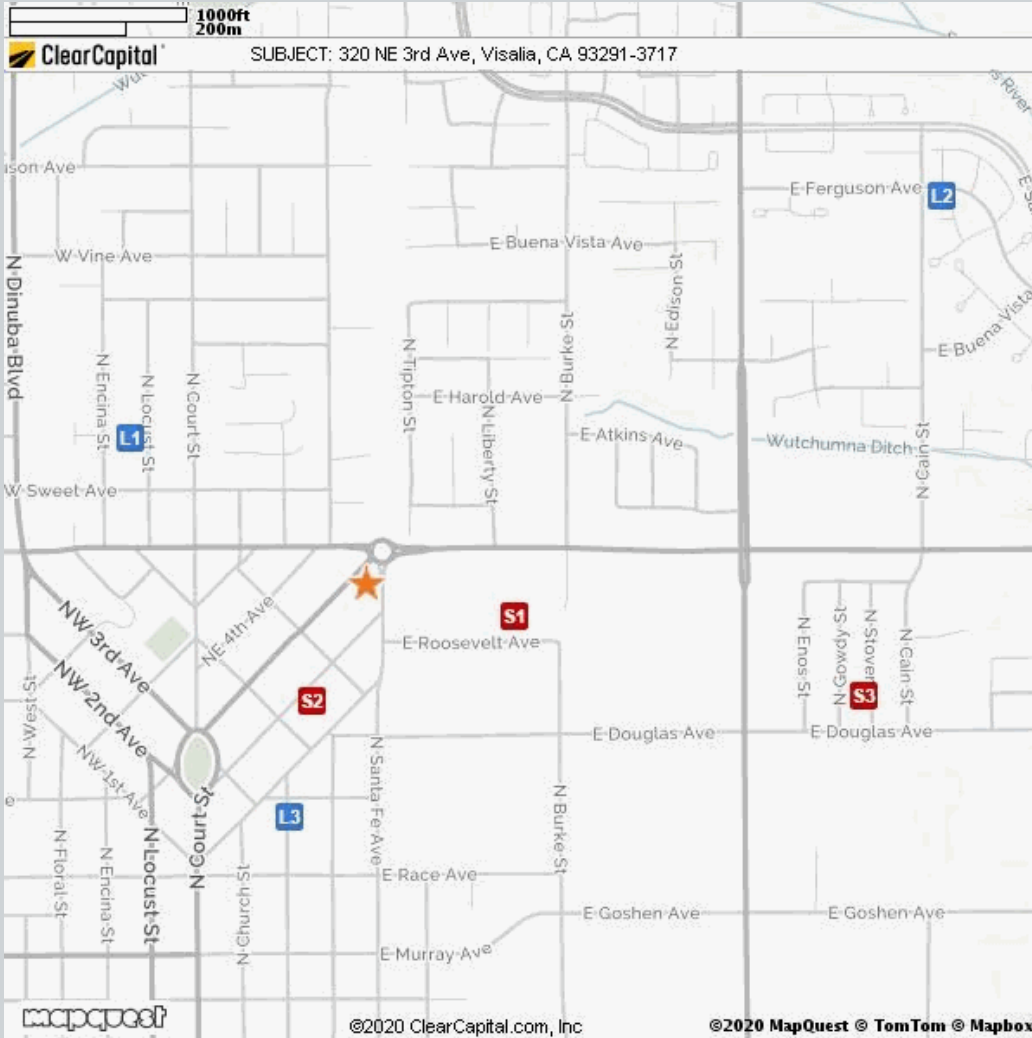
Address ★ 320 Ne 3rd Avenue, Visalia, CA 93291

Loan Number 41090

Suggested List \$180,000

Suggested Repaired \$180,000

Sale \$180,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	320 Ne 3rd Ave, Visalia, CA	--	Parcel Match
L1 Listing 1	1606 N Encina St, Visalia, CA	0.38 Miles ¹	Parcel Match
L2 Listing 2	1706 E Perez Court, Visalia, CA	0.97 Miles ¹	Parcel Match
L3 Listing 3	623 N Garden St, Visalia, CA	0.33 Miles ¹	Parcel Match
S1 Sold 1	736 E Roosevelt Ave, Visalia, CA	0.22 Miles ¹	Parcel Match
S2 Sold 2	305 Ne 2nd Ave, Visalia, CA	0.17 Miles ¹	Parcel Match
S3 Sold 3	1020 N Gowdy St, Visalia, CA	0.71 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	Patricia Pratt	Company/Brokerage	Avedian Properties
License No	01718514	Address	209 W Main St VISALIA CA 93291
License Expiration	11/11/2021	License State	CA
Phone	5596251885	Email	catdecorcna@gmail.com
Broker Distance to Subject	0.80 miles	Date Signed	07/04/2020

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.