

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	1224 W Nelson Avenue, Fowler, CA 93625	Order ID	6765450	Property ID	28531321
Inspection Date	07/11/2020	Date of Report	07/13/2020		
Loan Number	41185	APN	343-370-29		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	20200710_BPOs	Tracking ID 1	20200710_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Coronado Julian S Ruby R	Condition Comments The subject property appears maintained and has a neat front appearance. There were no repairs noted at the time of this inspections. It is an appropriate improvement to the neighborhood. There were no negative influences noted in the area, no abandoned homes or boarded up homes.
R. E. Taxes	\$3,464	
Assessed Value	\$260,000	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Occupied	
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	Rural	Neighborhood Comments The subject is located in a small, rural community that lays off of Hwy 99 and has easy access for commuting for employment or shopping. All amenities are available, schools, parks, shopping and public services.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$285,000 High: \$310,000	
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	1224 W Nelson Avenue	153 E Curtis Ave	1215 Marc Ave	208 N 3rd
City, State	Fowler, CA	Fowler, CA	Fowler, CA	Fowler, CA
Zip Code	93625	93625	93625	93625
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	0.79 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,000	\$315,000	\$285,900
List Price \$	--	\$289,000	\$315,000	\$285,900
Original List Date		02/26/2020	01/24/2020	07/07/2020
DOM · Cumulative DOM	-- · --	13 · 138	24 · 171	4 · 6
Age (# of years)	13	29	10	42
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 contemp	1 Story contemp	1 Story contemp	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,031	1,536	1,641	1,552
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2 · 1	3 · 2
Total Room #	7	6	8	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.16 acres	.16 acres	.17 acres
Other	--	--	--	--

* Listing 2 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** This active listing is used due to near proximity and similar style. It is 16 years older and it has 495 less sq ft, which is 89 sq ft smaller than the desired sq ft bracket. It has 1 bedroom less and it is located on a smaller lot size. It does have a leased solar system. The home has been maintained and it has tile counter tops in the kitchen and bathrooms. It has an extended cement patio in back yard.
- Listing 2** This active listing is used due to near proximity. It is 3 years newer and it has 390 sq ft less. It has the same bedroom count and 1/2 bathroom more. It has an open floor plan and it has granite counter tops in the kitchen and tile counter tops in the bathrooms. It has a large covered patio and has front and back landscaping. is located on a smaller lot size.
- Listing 3** This active listing is also located within 1 mile of the subject. It is 29 years older and it has 479 sq ft less than the subject, which is 73 sq ft smaller than the desired Gla bracket. Although older and smaller, it has been well maintained and upgraded through the years and has dual pane windows. It has mature front and back landscaping and a detached garage/shop off of the alley.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1224 W Nelson Avenue	1003 Oak Ct	1172 W Dustin Ave	801 N 6th
City, State	Fowler, CA	Fowler, CA	Fowler, CA	Fowler, CA
Zip Code	93625	93625	93625	93625
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.12 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$310,000	\$289,000
List Price \$	--	\$289,000	\$310,000	\$289,000
Sale Price \$	--	\$289,000	\$310,000	\$285,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	02/08/2020	02/20/2020	05/15/2020
DOM · Cumulative DOM	-- · --	77 · 99	1 · 34	8 · 37
Age (# of years)	13	19	14	17
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 contemp	1 Story contemp	1 Story contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	2,031	1,660	1,828	1,659
Bdrm · Bths · ½ Bths	4 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.22 acres	.21 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$320	+\$5,660	+\$11,340
Adjusted Price	--	\$289,320	\$315,660	\$296,340

* 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 sold listing is used due to near proximity and similar age. It is 6 years older and it has 371 less sq ft than the subject. It has 1 bedroom less and 1/2 bathroom more than the subject. It is located on a larger, cul de sac lot size with a large side yard. It was well maintained and had tile counter tops in the kitchen and bathrooms. It sold Conventional financing with \$7200 paid in BCC. It is adjusted for older age +600, smaller Gla +7420, 1 bedroom less +3000, 1/2 bathroom more -1500, larger lot size -2000 and BCC -7200.
- Sold 2** This sold listing is nearest in proximity. It is only 1 year older and it has 203 less sq ft. It has 1 bedroom less and 1/2 bath more. It has the same garage count and is located on a larger lot size. It also has an office/den that could be a 4th bedroom. The home was well maintained and had an extra large kitchen with tile counter tops, with tile counter tops in the bathrooms also. It has white shutters and ceiling fans in all rooms, except baths. It sold Conventional (Usda) financing with no noted BCC. It is adjusted for older age +100, smaller Gla +4060, 1 bedroom less +3000 and larger lot size -1500.
- Sold 3** This sold listing is also found within 1 mile of the subject. It is 4 years older and it has 372 sq ft less than the subject. It also has 1 bedroom less and the same bathroom count. The home was well maintained and the kitchen and bathroom have tile counter tops and the kitchen has stainless steel appliances. It is located on a smaller lot size with a large uncovered patio. It sold Cash financing with no seller concessions. It is adjusted for older age +400, smaller Gla +7440, 1 bedroom less +3000 and smaller lot size +500.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Listed on 02/22/19 for \$349,999, final list price of 06/17/19 to \$299,999, and then Cancelled 09/25/19 priced at \$299,999.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
02/22/2019	\$349,999	06/17/2019	\$299,999	Cancelled	09/25/2019	\$299,999	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$299,900	\$299,900
Sales Price	\$299,900	\$299,900
30 Day Price	\$289,900	--
Comments Regarding Pricing Strategy		
<p>The search for comparable listing first targeted homes that were near in proximity, then age and style, bed/bath count. All six of the comparable listings are within 1 mile of the subject. All are within 20 years of age but Act # 3, which is used due to proximity. The parameter for Gla of 20% 1625- 2437 was expanded for A # 1 and 3, which are both smaller than the desired bracket but are used due to near proximity. There was no suitable 4 bedroom Sold listing found currently to use in this report but S # 2 has a possible 4th bedroom. The suggested list price is based on Sold listings # 2 and 3's adjusted values. The rural area is eligible for Fha and also Usda financing. BCC are usual.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



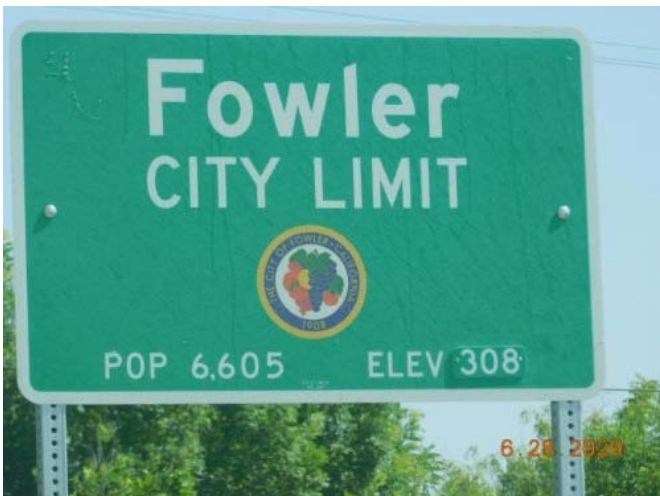
Address Verification



Street



Street



Other

Listing Photos

L1 153 E Curtis Ave
Fowler, CA 93625



Front

L2 1215 Marc Ave
Fowler, CA 93625



Front

L3 208 N 3rd
Fowler, CA 93625



Front

Sales Photos

S1 1003 Oak Ct
Fowler, CA 93625



Front

S2 1172 W Dustin Ave
Fowler, CA 93625



Front

S3 801 N 6th
Fowler, CA 93625



Front

ClearMaps Addendum

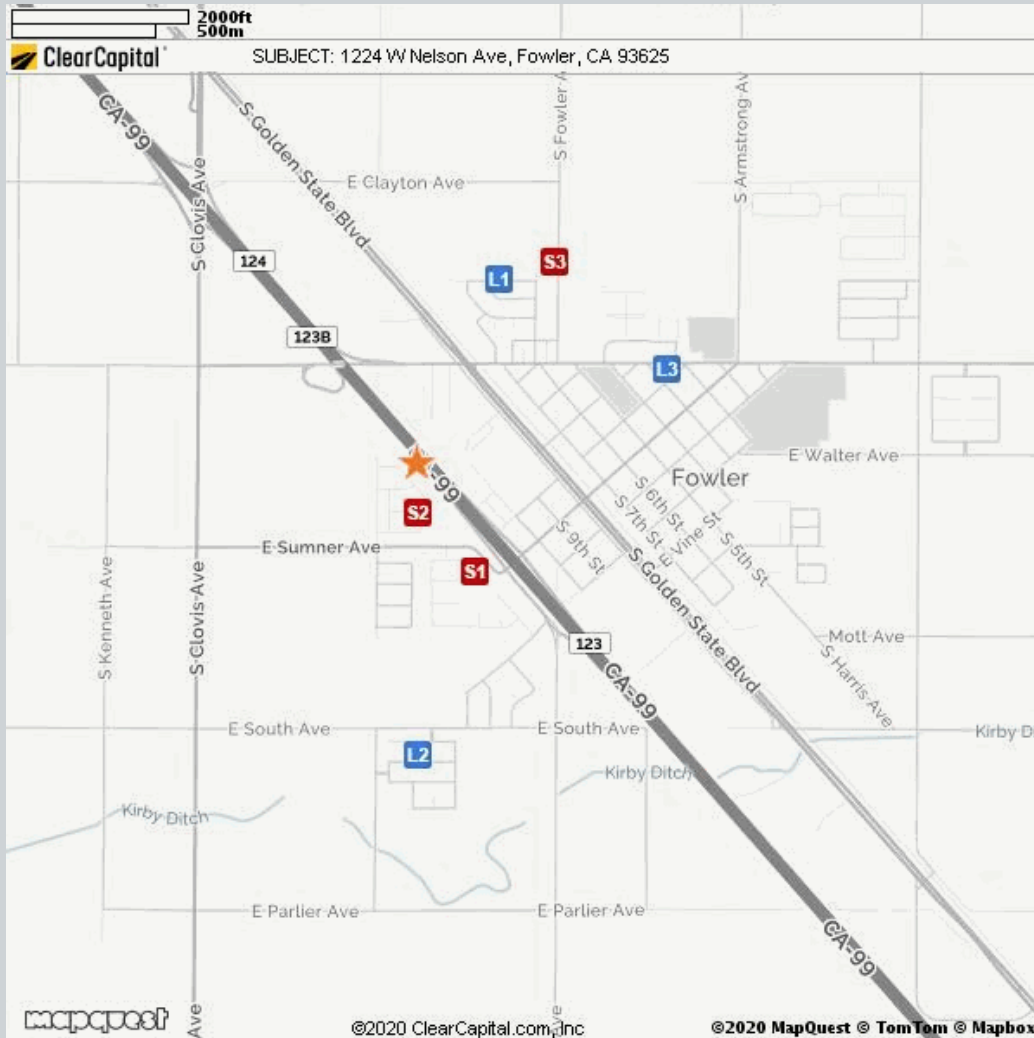
Address ★ 1224 W Nelson Avenue, Fowler, CA 93625

Loan Number 41185

Suggested List \$299,900

Suggested Repaired \$299,900

Sale \$299,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1224 W Nelson Ave, Fowler, CA	--	Parcel Match
L1 Listing 1	153 E Curtis Ave, Fowler, CA	0.58 Miles ¹	Parcel Match
L2 Listing 2	1215 Marc Ave, Fowler, CA	0.79 Miles ¹	Parcel Match
L3 Listing 3	208 N 3rd, Fowler, CA	0.76 Miles ¹	Parcel Match
S1 Sold 1	1003 Oak Ct, Fowler, CA	0.33 Miles ¹	Parcel Match
S2 Sold 2	1172 W Dustin Ave, Fowler, CA	0.12 Miles ¹	Parcel Match
S3 Sold 3	801 N 6th, Fowler, CA	0.69 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	Gina Gentili	Company/Brokerage	Century 21 Dan Cheney Inc..
License No	01213531	Address	20395 Sumner Ave Reedley CA 93654
License Expiration	10/08/2020	License State	CA
Phone	5592808063	Email	ginagentili@aol.com
Broker Distance to Subject	14.82 miles	Date Signed	07/12/2020

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.