

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	7 Primrose, Rancho Santa Margarita, CA 92688	Order ID	6776481	Property ID	28568437
Inspection Date	07/22/2020	Date of Report	07/23/2020		
Loan Number	41277	APN	933-753-37		
Borrower Name	Catamount Properties 2018 LLC	County	Orange		

Tracking IDs					
Order Tracking ID	20200722_BPOs	Tracking ID 1	20200722_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Mary Morrison	SUBJECT PROPERTY IS A 2-STORY ATTACHED CONDO, END UNIT LOCATION, EXTERIOR IS WELL- MAINTAINED, NO REPAIRS NOTED, SURROUNDED BY GREENBELT AND TREES, LANDSCAPING IS MAINTAINED BY ASSN., UNIT HAS SMALL BALCONY, A/C, FIREPLACE, ENCLOSED PATIO AREA, GARAGE PLUS EXTRA PARKING, ASSN. AMENITIES.
R. E. Taxes	\$2,375	
Assessed Value	\$218,137	
Zoning Classification	Condo	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	NA 000-000-0000	
Association Fees	\$407 / Month (Pool,Landscaping,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	WELL-ESTABLISHED AREA, VARIANCE OF APARTMENTS, CONDOS AND DETACHED SFR'S, PROPERTIES BUILT MOSTLY IN THE 1970-1990'S, NEIGHBORHOOD IS IN GOOD CONDITION, CLOSE TO TRANSPORTATION, SCHOOLS, PARKS, SHOPPING AND ALL AMENITIES. DUE TO THE SHORTAGE OF INVENTORY I HAD TO EXCEED THE PROXIMITY AND 6- MONTH LIMIT ON SOME COMPS TO FIND PROPERTIES SIMILAR TO SUBJECT PROPERTY.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$455,000 High: \$525,000	
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	7 Primrose	53 Morning Glory	1 Linaria	44 Via Solaz
City, State	Rancho Santa Margarita, CA	Rancho Santa Margarita, CA	Rancho Santa Margarita, CA	Rancho Santa Margarita, CA
Zip Code	92688	92688	92688	92688
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	1.05 ¹	1.96 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$545,000	\$499,800	\$489,900
List Price \$	--	\$545,000	\$499,800	\$489,900
Original List Date		07/15/2020	07/02/2020	06/19/2020
DOM · Cumulative DOM	-- · --	7 · 8	19 · 21	33 · 34
Age (# of years)	31	31	31	28
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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,072	1,072	1,024	1,170
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1 · 1	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	ASSN. AMENITIES	ASSN. AMENITIES	ASSN. AMENITIES	ASSN. AMENITIES

* Listing 1 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.

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

Listing 1 SAME COMPLEX AS SUBJECT PROPERTY, ATTACHED GARAGE, LANDSCAPED, BALCONY, FIREPLACE, A/C, ENCLOSED PATIO, ASSN. AMENITIES.

Listing 2 UPPER STORY END UNIT LOCATION, INDOOR LAUNDRY, A/C, FIREPLACE, BALCONY/PATIO, GARAGE PLUS EXTRA PARKING, ASSN. POOL.

Listing 3 END UNIT LOCATION, A/C, FIREPLACE, INDOOR LAUNDRY, GARAGE PLUS EXTRA PARKING, WRAP- AROUND PATIO, ASSN. POOL.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7 Primrose	12 Morning Glory	158 Morning Glory	57 Morning Glory
City, State	Rancho Santa Margarita, CA	Rancho Santa Margarita, CA	Rancho Santa Margarita, CA	Rancho Santa Margarita, CA
Zip Code	92688	92688	92688	92688
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.00 ¹	0.00 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$505,000	\$495,000	\$474,900
List Price \$	--	\$505,000	\$495,000	\$474,900
Sale Price \$	--	\$515,000	\$500,000	\$470,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/23/2019	03/18/2020	01/02/2020
DOM · Cumulative DOM	-- · --	13 · 35	1 · 35	34 · 56
Age (# of years)	31	31	31	31
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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,072	1,072	1,113	1,114
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1 · 1	2 · 2	2 · 2
Total Room #	5	5	5	5
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	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	ASSN. AMENITIES	ASSN. AMENITIES	ASSN. AMENITIES	ASSN. AMENITIES
Net Adjustment	--	\$0	-\$2,000	-\$2,000
Adjusted Price	--	\$515,000	\$498,000	\$468,000

* Sold 1 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.

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

Sold 1 INTERIOR UNIT LOCATION, A/C, FIREPLACE, INDOOR LAUNDRY, ATTACHED GARAGE, EXTRA PARKING, ENCLOSED PATIO, ASSN. POOL.

Sold 2 END UNIT LOCATION, A/C, FIREPLACE, INDOOR LAUNDRY, ATTACHED GARAGE, ENCLOSED PATIO AREA, ASSN. POOL.

Sold 3 END UNIT LOCATION, FACES GREENBELT, A/C, FIREPLACE, INDOOR LAUNDRY, BALCONY/PATIO, GARAGE PLUS EXTRA PARKING, ASSN. POOL.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				TAX RECORDS DATA ONLY: SALE DATE: 3/31/1998; SALE PRICE: \$153000			
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	\$520,000	\$520,000
Sales Price	\$505,000	\$505,000
30 Day Price	\$490,000	--
Comments Regarding Pricing Strategy		
VALUE IS BASED ON LOCATION, STYLE, CONDITION OF SUBJECT PROPERTY, COMPS AND CURRENT MARKET CONDITIONS. THERE IS A SHORTAGE OF INVENTORY, AT THIS TIME, DUE TO LACK OF QUALIFIED BUYERS, SLOW MARKET AND TOUGHER LENDING.		

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



Side



Street



Street

Subject Photos



Street

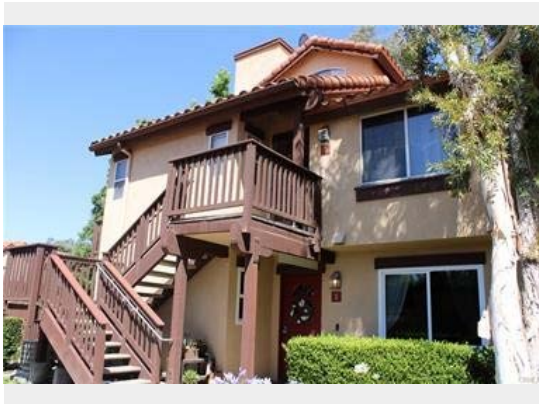
Listing Photos

L1 53 MORNING GLORY
Rancho Santa Margarita, CA 92688



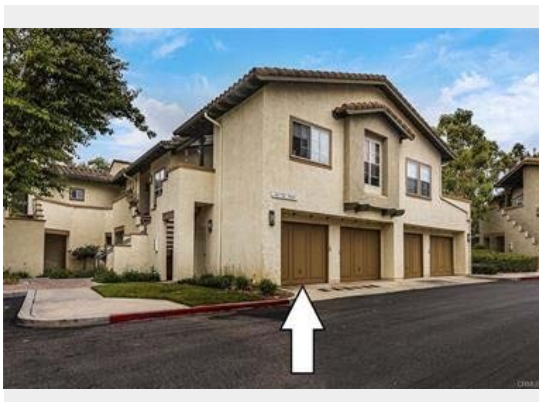
Front

L2 1 LINARIA
Rancho Santa Margarita, CA 92688



Front

L3 44 VIA SOLAZ
Rancho Santa Margarita, CA 92688



Front

Sales Photos

S1 12 MORNING GLORY
Rancho Santa Margarita, CA 92688



Front

S2 158 MORNING GLORY
Rancho Santa Margarita, CA 92688



Front

S3 57 MORNING GLORY
Rancho Santa Margarita, CA 92688



Front

ClearMaps Addendum

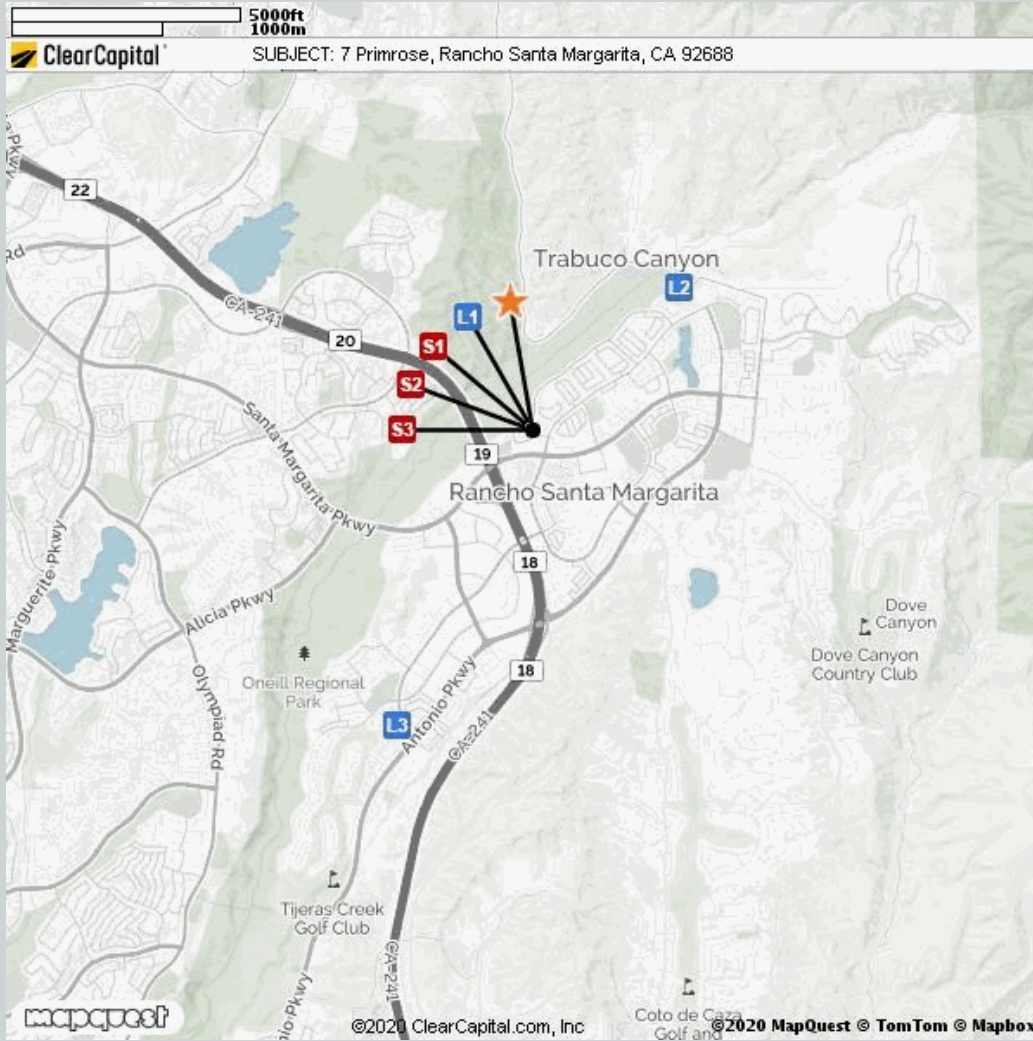
Address ★ 7 Primrose, Rancho Santa Margarita, CA 92688

Loan Number 41277

Suggested List \$520,000

Suggested Repaired \$520,000

Sale \$505,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7 Primrose, Rancho Santa Margarita, CA	--	Parcel Match
L1 Listing 1	53 Morning Glory, Rancho Santa Margarita, CA	0.00 Miles ¹	Parcel Match
L2 Listing 2	1 Linaria, Rancho Santa Margarita, CA	1.05 Miles ¹	Parcel Match
L3 Listing 3	44 Via Solaz, Rancho Santa Margarita, CA	1.96 Miles ¹	Parcel Match
S1 Sold 1	12 Morning Glory, Rancho Santa Margarita, CA	0.00 Miles ¹	Parcel Match
S2 Sold 2	158 Morning Glory, Rancho Santa Margarita, CA	0.00 Miles ¹	Parcel Match
S3 Sold 3	57 Morning Glory, Rancho Santa Margarita, CA	0.00 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	Bob White	Company/Brokerage	REMAX REDHILL REALTY
License No	00661784	Address	12341 NEWPORT AVE, STE.A100 SANTA ANA CA 92705
License Expiration	02/18/2023	License State	CA
Phone	7145085029	Email	bbobwhite11@gmail.com
Broker Distance to Subject	14.01 miles	Date Signed	07/22/2020

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.