

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>	2975 E Austin Way, Fresno, CA 93726	<b>Order ID</b>	6776481	<b>Property ID</b>	28568430
<b>Inspection Date</b>	07/23/2020	<b>Date of Report</b>	07/23/2020		
<b>Loan Number</b>	41279	<b>APN</b>	428-262-19		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Fresno		

**Tracking IDs**

<b>Order Tracking ID</b>	20200722_BPOs	<b>Tracking ID 1</b>	20200722_BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Esquivel Rene	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,299	Subdivision Town & Country Estates, single story, composition roof, central ac/heating,	
<b>Assessed Value</b>	\$182,070		
<b>Zoning Classification</b>	RS5		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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>	
<b>Local Economy</b>	Stable	Near businesses, shopping, restaurants, parks, and highway 41; this does not affect the subject's value or marketability. Subject is located in an established neighborhood with SFR homes of similar style and appeal, the demand for the area is normal. Within 1/4 mile radius there is no active, 1 pending and 12 sold comps. In the last year there have been 22 sold comps. There are no short sales and no foreclosures in area. There is no search parameters used in search.	
<b>Sales Prices in this Neighborhood</b>	Low: \$240,000 High: \$265,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2975 E Austin Way	3925 E Indianapolis Ave	2931 E Garland Ave	3504 E Indianapolis Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 <sup>1</sup>	0.68 <sup>1</sup>	0.58 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$268,000	\$284,995	\$249,900
List Price \$	--	\$268,000	\$277,500	\$249,900
Original List Date		06/17/2020	07/08/2020	06/15/2020
DOM · Cumulative DOM	-- · --	5 · 36	8 · 15	2 · 38
Age (# of years)	66	60	64	61
Condition	Average	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,889	1,830	1,712	1,612
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	4 · 2	3 · 2
Total Room #	6	8	7	6
Garage (Style/Stalls)	Attached 1 Car	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	.16 acres	0.15 acres	0.2 acres	0.15 acres
Other	NA	MLS#543341	MLS#544411	MLS#544466

\* 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.

## Current Listings - Cont.

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

- Listing 1** Looking for a home with a Mother-in-Law setup or separate apartment? Hard to find but this is it! The main area is a spacious 3 bedroom 1.75 bath home. Kitchen, family area and dining area are open, light and airy. The attached apartment has a living room, bedroom, full kitchen and full bath. Newly carpeted and painted. Mature landscaping with great curb appeal. Quad insulated windows. This is a pretty special home.
- Listing 2** Immaculate & large home with 3 bedrooms & a 4th bedroom detached of approximately 150 sq ft. This 4th bedroom has its own A/C heater. This home has been recently updated. You will find granite counter tops along with a large sized kitchen and eating area, with higher end flooring. There is a huge living room & the bedrooms are great in size. An excellent floor plan. Enjoy a double fireplace, dual pane windows, newer paint, flooring, a turn key property! There are ceiling fans throughout the house, stainless steel appliances, and outside is a beautiful front yard. The yard has fruit trees. Enjoy the 2 car garage & driveway. Too much to note, this is a must see property.
- Listing 3** Charm of the 1950's with the energy efficiency of today. From the moment you enter, you'll love the warmth of the original hardwood floors in the hallway and one of the bedrooms with the possibility of uncovering throughout. This home offers the quiet comfort of a large living room with a picture window overlooking the back yard and a separate kitchen/den area to hang out in conveniently connected with a pocket door. Retreat to the backyard to enjoy two covered patios and a refreshing hot tub. In addition, there is paid solar, dual pane windows and a new sprinkler system in the backyard. If you are looking for entertaining space inside and out this home is a must see!

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2975 E Austin Way	3366 E Richert Ave	3873 N Orchard	3367 E Farrin Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 <sup>1</sup>	0.47 <sup>1</sup>	0.56 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$367,900	\$245,000
List Price \$	--	\$239,900	\$267,900	\$245,000
Sale Price \$	--	\$240,000	\$265,000	\$250,000
Type of Financing	--	Fha	Conv	Fha
Date of Sale	--	04/06/2020	05/04/2020	05/27/2020
DOM · Cumulative DOM	-- · --	18 · 66	7 · 49	5 · 49
Age (# of years)	66	63	66	55
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,889	1,618	1,737	1,827
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 3	3 · 2
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	--	--	--	Pool - Yes
Lot Size	.16 acres	0.16 acres	0.23 acres	0.18 acres
Other	NA	MLS#537110	MLS#539102	MLS#540142
Net Adjustment	--	+\$4,300	-\$600	-\$19,050
Adjusted Price	--	\$244,300	\$264,400	\$230,950

\* 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** Spacious 4 bedroom Headliner Home in a beautifully tree lined, well established neighborhood! 4th bedroom was converted from a den, but can easily be used as a den with a bonus closet. Newer roof and dual pane windows make this affordable for you to focus on decorating the inside of your home. As you enter the family room, you are greeted by the brightness provided by the oversized window, white brick fireplace and wood floors. The family room opens up to the formal dining room and then to the bright open kitchen. The backyard patio and green grass are perfect for entertaining all of your friends and family gatherings. Inside laundry room is a plus! Deducted \$1835 seller concessions, \$600 age, \$3k bed. Added \$6775 sf and \$3k garage.
- Sold 2** University Terrace. Park like settings, easy highway access 41/ on a large corner lot, with RV parking, new wood patio to be installed. 2 fireplaces. This size of a lot is hard to find for the City. Country life. Indoor laundry, quick escrow. Added \$3800 sf and deducted \$3k bath and \$1400 lot.
- Sold 3** Beautiful home ready for summer fun with family and friend's entertainment. Home is over 1,800 sq. ft. and the floor plan is inviting and very user friendly. Two living rooms, dual fireplace, formal dining room, and plenty of open living spaces make this a very unique home. House sits on oversized corner lot, plenty of front and back yard to include R.V. parking, pool, mature landscaping, and synthetic lawn. This lovely home is great and ready to start a new chapter of living with a great family. It is move in ready and won't be on the market too long. Deducted \$3k seller concessions, \$2200 age, \$400 lot and \$15k pool, added \$1550 sf.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Home is not listed or has it sold in 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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$260,000	\$260,000
<b>Sales Price</b>	\$260,000	\$260,000
<b>30 Day Price</b>	\$250,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, sold date 1/24/20 or sooner, no short sales or foreclosures, square foot 1589- 2189, 1944-1965 single story, within ¼ mile radius there is no comps, within ½ mile radius there is 5 comps, within 1 mile radius there is no active, 9 pending and 15 sold comps. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The value conclusion is accurate and reflects the current market for the subject. The selected comps are within a reasonable distance given comp availability, are relatively current, and accurately reflect the subject's defining characteristics. The report is deemed correct and well supported based on the current market conditions.

**Notes**

## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street



## Subject Photos



Street



Other

## Listing Photos

**L1** 3925 E Indianapolis Ave  
Fresno, CA 93726



Front

**L2** 2931 E Garland Ave  
Fresno, CA 93726



Front

**L3** 3504 E Indianapolis Ave  
Fresno, CA 93726



Front

## Sales Photos

**S1** 3366 E Richert Ave  
Fresno, CA 93726



Front

**S2** 3873 N Orchard  
Fresno, CA 93726



Front

**S3** 3367 E Farrin Ave  
Fresno, CA 93726



Front

## ClearMaps Addendum

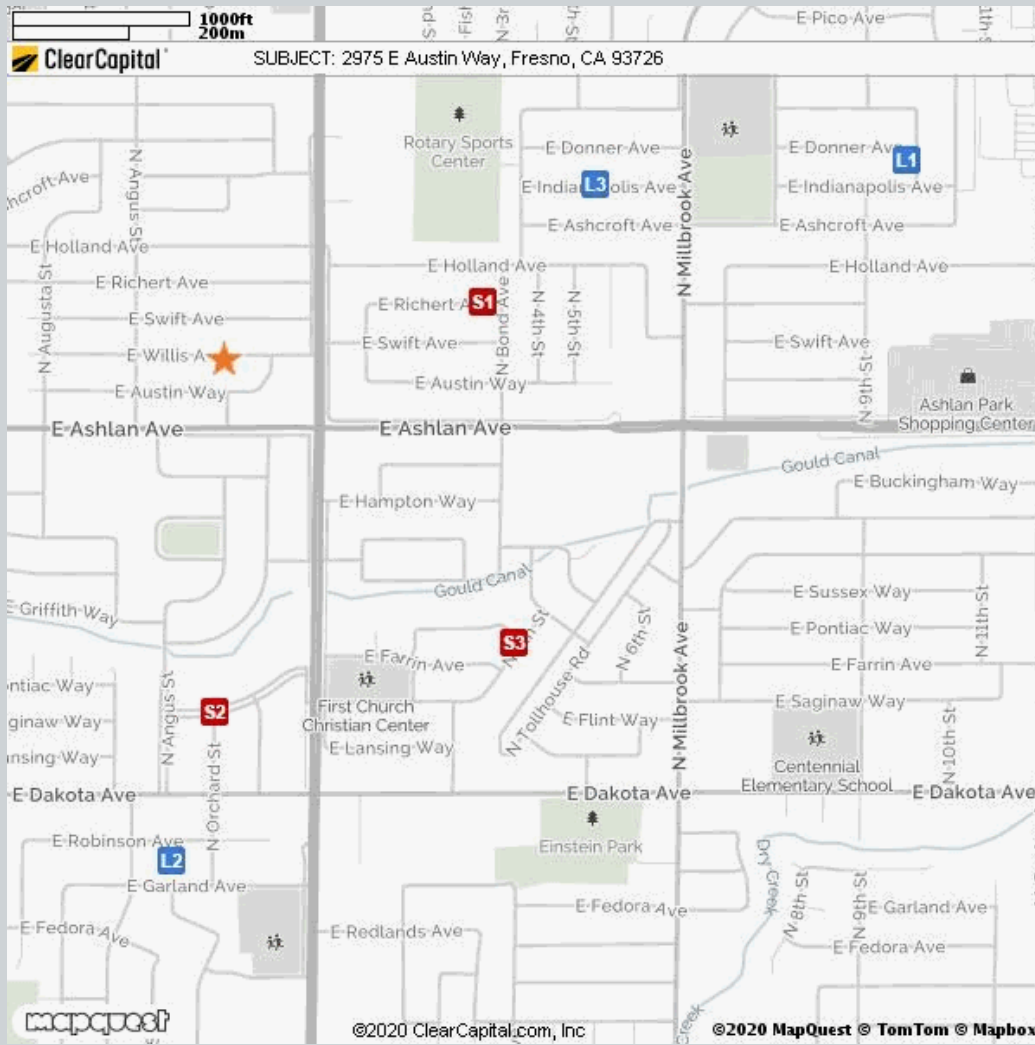
**Address** ★ 2975 E Austin Way, Fresno, CA 93726

**Loan Number** 41279

**Suggested List** \$260,000

**Suggested Repaired** \$260,000

**Sale** \$260,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2975 E Austin Way, Fresno, CA	--	Parcel Match
L1	3925 E Indianapolis Ave, Fresno, CA	0.99 Miles <sup>1</sup>	Parcel Match
L2	2931 E Garland Ave, Fresno, CA	0.68 Miles <sup>1</sup>	Parcel Match
L3	3504 E Indianapolis Ave, Fresno, CA	0.58 Miles <sup>1</sup>	Parcel Match
S1	3366 E Richert Ave, Fresno, CA	0.38 Miles <sup>1</sup>	Parcel Match
S2	3873 N Orchard, Fresno, CA	0.47 Miles <sup>1</sup>	Parcel Match
S3	3367 E Farrin Ave, Fresno, CA	0.56 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>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	362 S. Sierra Vista ave Fresno CA 93702
<b>License Expiration</b>	06/15/2021	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	4.24 miles	<b>Date Signed</b>	07/23/2020

*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.**