

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	28274 Bavaria Drive, Romoland, CA 92585	Order ID	7042479	Property ID	29346883
Inspection Date	01/14/2021	Date of Report	01/19/2021		
Loan Number	41286	APN	336320002		
Borrower Name	Catamount Properties 2018 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	0113BPO_Update	Tracking ID 1	0113BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Yvonne D McLaughlin	Condition Comments Single story home with stucco siding, tile roof and 2 car garage with low maintenance front yard landscaping. Home and landscaping appears maintained.
R. E. Taxes	\$948	
Assessed Value	\$79,975	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lock box on home)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Casa Blanca Villas 9516727670	
Association Fees	\$63 / Month (Pool)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject located in a 55+ community. Easy access to shopping and 215 freeway from this neighborhood. Most homes in the community appears maintained. Standard sales are dominating the market at this time.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$320,000	
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	28274 Bavaria Drive	28278 Avenida Francesca	27497 Calle Rabano,	27553 Calle Rabano
City, State	Romoland, CA	Sun City, CA	Sun City, CA	Sun City, CA
Zip Code	92585	92585	92585	92585
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.11 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$305,000	\$299,900	\$310,000
List Price \$	--	\$305,000	\$299,900	\$310,000
Original List Date		01/07/2021	12/19/2020	01/04/2021
DOM · Cumulative DOM	-- · --	8 · 12	22 · 31	3 · 15
Age (# of years)	30	30	30	30
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 Tract	1 Story Tract	1 Story Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	1,101	1,065	1,111	1,111
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	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	0.08 acres	0.08 acres	0.10 acres	0.09 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 55+ Casablanca Villas. Million dollar club house with pool, spa, tennis and more . 2 bedroom 2 full bath. 2 car garage, popular coronado model, vaulted ceilings, tile roof, indoor laundry, patio in back yard, All new vinyl fencing , New garage door with insulation . Central heat and AC, Tile floors. Easy care front and back yard . Just down the street from the Menifee or Temecula Malls, and Aprox 20 minutes from the famous - Temecula wine country for FUN and sun set dinner . Easy on and off the 215 , 15, 10 freeways . you can be in San Diego , South Coast Metro / Newport Beach , Big bear in 1 hour.

Listing 2 55+ Community in Menifee. Centrally located. Easy low-maintenance yard.

Listing 3 Casa Blanca Villas 55+ Community this home delivers the American dream for seniors. The kitchen is completely remodeled with granite countertops and breakfast bar, recessed lighting and all appliances will stay for convenience. The front and backyard has manicured landscaping with artificial turf and beautiful vinyl fence around the home and all landscaping is virtually maintenance free. There's a cute sunroom addition with a skylight and ceiling fan great for relaxing or playing cards or for visiting. There's also a cute and cozy electric fireplace in the den. The bathroom is updated with beautiful vanity and tile shower surround.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	28274 Bavaria Drive	28293 Via Bandita	28318 Avenida Francesca	27659 Camino Vacuna
City, State	Romoland, CA	Romoland, CA	Sun City, CA	Romoland, CA
Zip Code	92585	92585	92585	92585
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.05 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$299,990	\$300,000
List Price \$	--	\$295,000	\$299,990	\$300,000
Sale Price \$	--	\$295,000	\$305,000	\$310,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	12/08/2020	12/21/2020	12/21/2020
DOM · Cumulative DOM	-- · --	1 · 33	14 · 40	7 · 35
Age (# of years)	30	30	30	30
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 Tract	1 Story Tract	1 Story Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	1,101	1,065	1,101	1,111
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	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	0.08 acres	0.08 acres	0.08 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$295,000	\$305,000	\$310,000

* 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** Move-in ready, nicely appointed 2 Bedroom 2 recently remodeled spacious Bathrooms, 2 car attached garage home located in the 55+ community of Casa Blanca Villa. This charming home offers LVP flooring throughout, cathedral ceilings in Livingroom and master for that open and airy feel. The recently updated kitchen offers ample cabinet and countertop space, elegant quartz counter-tops, with a beautiful stainless-steel farmhouse sink. New A/C unit, heating, weather strips throughout home in the last 7 mos. The living room leads to the beautiful well-manicured backyard oasis. Enjoy your morning coffee under the covered patio while enjoying your butterfly garden, pond, with room for entertaining.
- Sold 2** 2 Bedroom, 2 Bath, 2 Car Attached Garage home located within the highly desirable Casa Bella 55+ Seniors community. Bring your pickiest buyer! This home features an open floor plan, tons of natural lighting, new interior and exterior paint throughout, high vaulted ceilings, spacious walk-in closet, interior laundry, ceiling fans, upgraded kitchen with ample countertop and new cabinet space, soft close drawers, canned lighting granite countertops and more. The well manicured private backyard offers covered patio, vinyl fencing, beautiful no maintenance astroturf, putting green, and tons of room for entertainment.
- Sold 3** e 55+ community in Menifee. Featuring a beautiful clubhouse with a full kitchen, social clubs, activities, Olympic sized pool, spa, tennis courts, and more! 27659 Camino Vacuna is a charming single-story home with a bright and open layout- starting with the spacious living room with tall ceilings and plenty of natural light from the windows and sliding glass doors. The kitchen has brand new cabinetry, new granite counters, a tray ceiling with crown molding, recessed lighting, and stainless steel appliances. The Master suite is well appointed with vaulted ceilings; the connecting master ensuite bathroom has a custom tiled walk-in shower with a corner bench and granite counter vanity.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm) Samuel Douglas RE Group Inc	According to MLS and county records subject has not been listed or sold in the last 12 months.					
Listing Agent Name	Samuel Popovich						
Listing Agent Phone	714-497-7472						
# 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
12/10/2020	\$299,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$299,900	\$299,900
Sales Price	\$299,000	\$299,000
30 Day Price	\$289,000	--
Comments Regarding Pricing Strategy		
The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration. I went back 6 months, stayed within the community.		

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



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 28278 Avenida Francesca
Sun City, CA 92585



Front

L2 27497 Calle Rabano,
Sun City, CA 92585



Front

L3 27553 Calle Rabano
Sun City, CA 92585



Front

Sales Photos

S1 28293 Via Bandita
Romoland, CA 92585



Front

S2 28318 Avenida Francesca
Sun City, CA 92585



Front

S3 27659 Camino Vacuna
Romoland, CA 92585



Front

ClearMaps Addendum

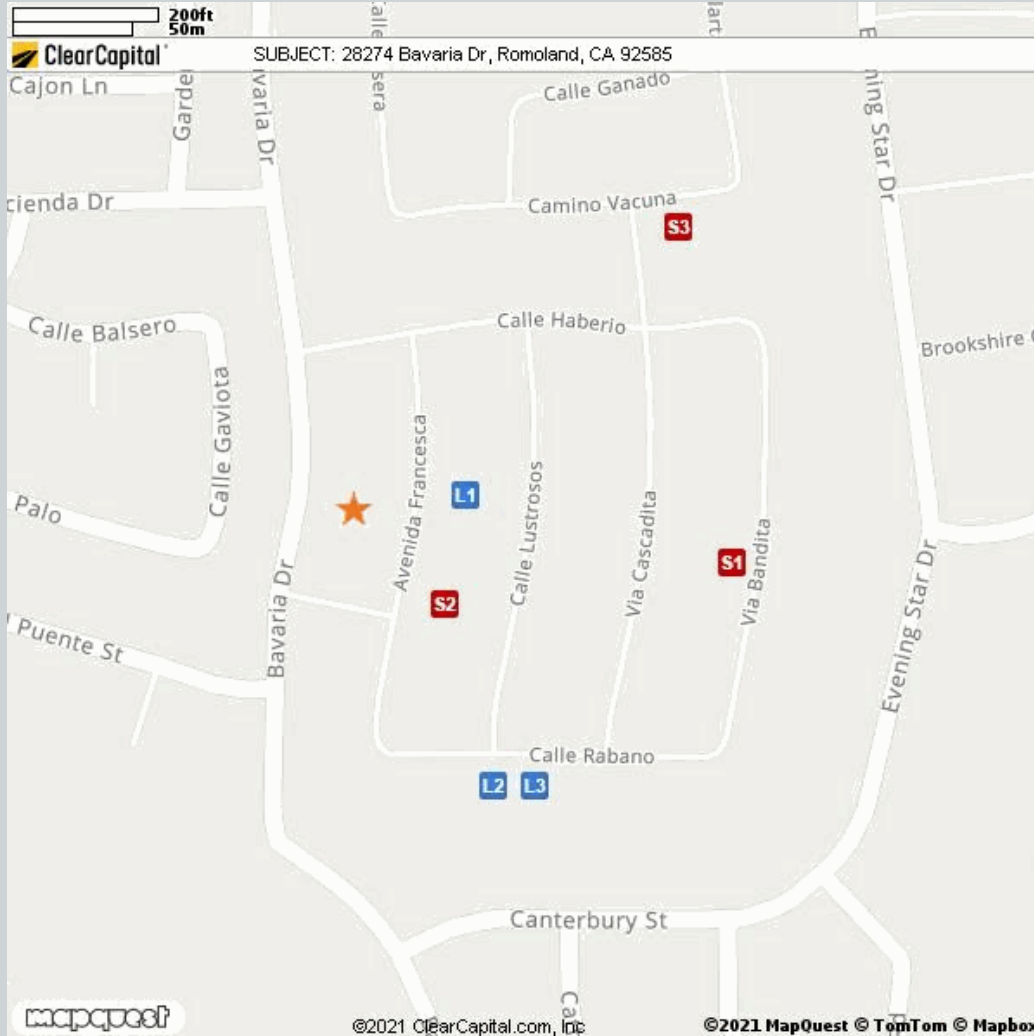
Address ★ 28274 Bavaria Drive, Romoland, CA 92585

Loan Number 41286

Suggested List \$299,900

Suggested Repaired \$299,900

Sale \$299,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	28274 Bavaria Drive, Romoland, CA 92585	--	Parcel Match
L1 Listing 1	28278 Avenida Francesca, Menifee, CA 92585	0.04 Miles ¹	Parcel Match
L2 Listing 2	27497 Calle Rabano,, Menifee, CA 92585	0.11 Miles ¹	Parcel Match
L3 Listing 3	27553 Calle Rabano, Menifee, CA 92585	0.12 Miles ¹	Parcel Match
S1 Sold 1	28293 Via Bandita, Menifee, CA 92585	0.14 Miles ¹	Parcel Match
S2 Sold 2	28318 Avenida Francesca, Menifee, CA 92585	0.05 Miles ¹	Parcel Match
S3 Sold 3	27659 Camino Vacuna, Menifee, CA 92585	0.16 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	Fernand DeChristopher	Company/Brokerage	DeChristopher Properties
License No	01062377	Address	25810 Floyd Ave. Menifee CA 92585
License Expiration	07/05/2023	License State	CA
Phone	9517336896	Email	chrismovesu@gmail.com
Broker Distance to Subject	2.70 miles	Date Signed	01/15/2021

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.