

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	943 El Portal Avenue, Manteca, CA 95337	Order ID	6781822	Property ID	28586025
Inspection Date	07/29/2020	Date of Report	07/30/2020		
Loan Number	41332	APN	219-420-41		
Borrower Name	Catamount Properties 2018 LLC	County	San Joaquin		

Tracking IDs

Order Tracking ID	20200727_BPOs_A	Tracking ID 1	20200727_BPOs_A
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Sandra Copeland	Condition Comments Single family detached located near community park.
R. E. Taxes	\$2,532	
Assessed Value	\$243,130	
Zoning Classification	Residential	
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	Suburban	Neighborhood Comments This market is experiencing a lack of available housing inventory. The lack of available inventory has resulted in multiple offers on homes in this price range.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$400,000	
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	943 El Portal Avenue	316 Willow Ave	1078 Camphor St	1078 Dill Way
City, State	Manteca, CA	Manteca, CA	Manteca, CA	Manteca, CA
Zip Code	95337	95337	95337	95337
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	0.80 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$355,000	\$335,000	\$359,999
List Price \$	--	\$355,000	\$335,000	\$359,999
Original List Date		03/31/2020	06/08/2020	06/25/2020
DOM · Cumulative DOM	-- · --	95 · 121	20 · 52	4 · 35
Age (# of years)	48	62	37	43
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	1,206	1,404	1,388	1,226
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2 · 1	4 · 2
Total Room #	6	7	5	7
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	0.14 acres	0.14 acres	0.08 acres	0.2 acres
Other	MLS#	MLS#20019318	MLS#20032631	MLS#20036537

* 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** This property has 4 bedroom and 2 Bath with a Pool with original hardwood floors, Great for First Time Home Buyers or Investors. Centrally located, close to many amenities, Easy access to Hwy 120 and Freeway 99.
- Listing 2** Stop the car!! Sun Haven Patio home is a great starter or investment property! This 2 bedroom 2.5 bath also features a loft that could be used as an office/hobby room or converted to a full 3rd bedroom. Newer energy efficient dual pane windows and sliders, new exterior doors, newer siding, newer exterior paint, newer water heater, refinished deck in backyard, ultra low maintenance, indoor laundry, balcony, 2 car garage and more! Short walk to Manteca Dog Park, golf course, police station. EZ access to Ace Train, I-5 and 120 bypass.
- Listing 3** Established home rear freeway and shopping. Home features tile floor through out most of the home with 4 bedroom and 2 bath. Very large swimming pool to enjoy on these hot summer days.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	943 El Portal Avenue	241 Martha St	921 Saint Cyr Ct	539 Carol St
City, State	Manteca, CA	Manteca, CA	Manteca, CA	Manteca, CA
Zip Code	95337	95337	95337	95336
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.73 ¹	0.10 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$340,000	\$375,000	\$349,900
List Price \$	--	\$340,000	\$369,900	\$349,900
Sale Price \$	--	\$340,000	\$369,000	\$355,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/03/2020	06/12/2020	06/29/2020
DOM · Cumulative DOM	-- · --	3 · 28	26 · 70	41 · 74
Age (# of years)	48	61	49	60
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	1,206	1,344	1,206	1,285
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	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	0.14 acres	0.15 acres	0.22 acres	0.16 acres
Other	MLS#	MLS#20013219	MLS#20019887	MLS#20022053
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$340,000	\$369,000	\$355,000

* 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** Nice home in established area close to schools and shopping. Enter this 4 bedroom 2 bath home and you will see the possibilities. Enjoy the large and private covered patio for a BBQ or just to relax in the shade and watch your children play in the large fenced backyard. Down the hall you will find 4 quiet bedrooms tucked away in the back. With a little TLC this home will make a great place to raise your family and create a lifetime of memories.
- Sold 2** Sharp home on lot cul-de-sac lot (9,612 sf), recently painted, newer carpet, slab granite kitchen counters with full backsplash, gas stove, cabinet pulls, remodeled bathrooms, dual pane windows, newer WH, leased solar (\$107/mo) has 14 panels, central HVAC, covered patio and large backyard. Shows well.
- Sold 3** Welcome to Carol Street in Manteca! This remodeled home features 3 bedrooms, 2 bathrooms and measures 1,285 square feet. Newer kitchen cabinets and countertops that complement the vinyl flooring throughout most of the house. Carpet in bedrooms. Dual Pane windows throughout. BIG backyard with RV access. Shopping centers and restaurants are close by and only a few minutes from Hwy 99 & 120. Come, see and fall in love with this vacant home that offers Contact-less Showings!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject has not been listed or sold in the previous 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	\$358,000	\$358,000
Sales Price	\$358,000	\$358,000
30 Day Price	\$348,000	--
Comments Regarding Pricing Strategy		
The projected price range for this property qualifies for FHA financing in this area increasing the potential buyer pool for this property.		

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



Side



Side



Street



Street

Subject Photos



Street



Other

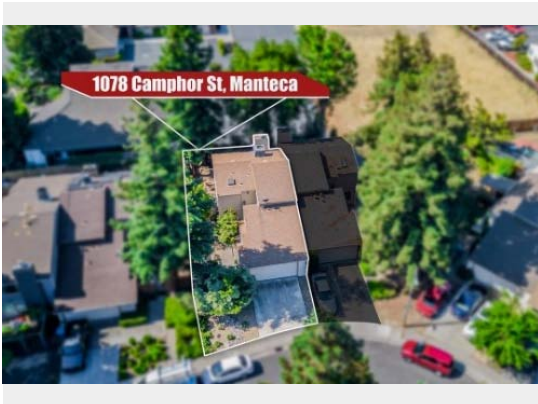
Listing Photos

L1 316 Willow Ave
Manteca, CA 95337



Front

L2 1078 Camphor St
Manteca, CA 95337



Front

L3 1078 Dill Way
Manteca, CA 95337



Front

Sales Photos

S1 241 Martha St
Manteca, CA 95337



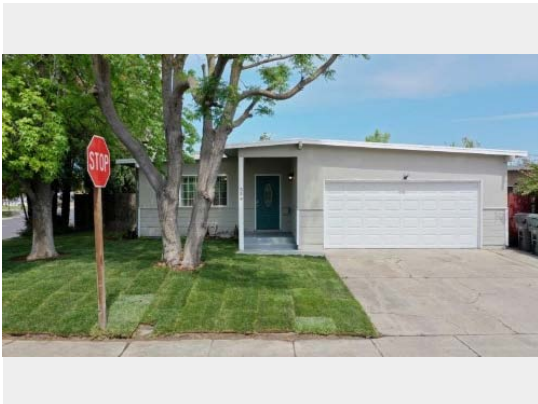
Front

S2 921 Saint Cyr Ct
Manteca, CA 95337



Front

S3 539 Carol St
Manteca, CA 95336



Front

ClearMaps Addendum

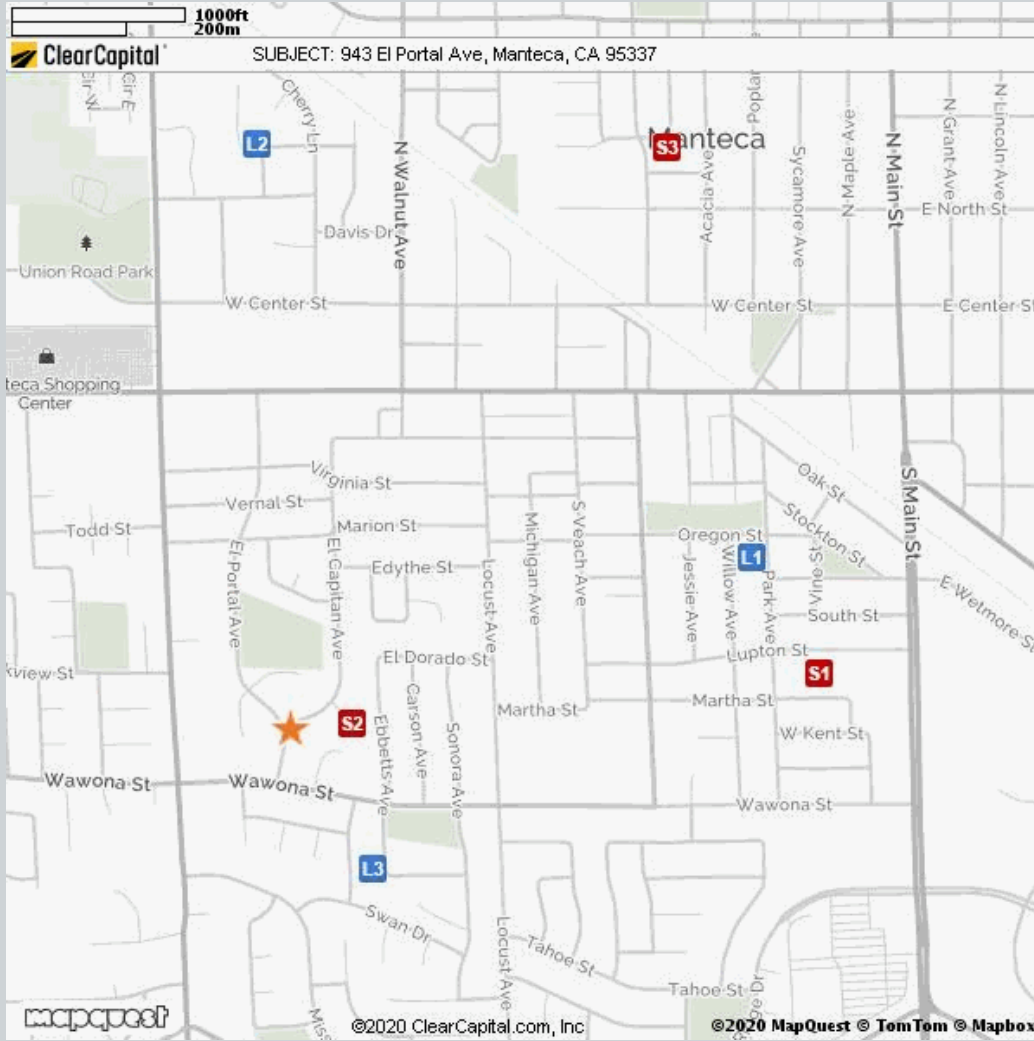
Address ★ 943 El Portal Avenue, Manteca, CA 95337

Loan Number 41332

Suggested List \$358,000

Suggested Repaired \$358,000

Sale \$358,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	943 El Portal Ave, Manteca, CA	--	Parcel Match
L1 Listing 1	316 Willow Ave, Manteca, CA	0.68 Miles ¹	Parcel Match
L2 Listing 2	1078 Camphor St, Manteca, CA	0.80 Miles ¹	Parcel Match
L3 Listing 3	1078 Dill Way, Manteca, CA	0.22 Miles ¹	Parcel Match
S1 Sold 1	241 Martha St, Manteca, CA	0.73 Miles ¹	Parcel Match
S2 Sold 2	921 Saint Cyr Ct, Manteca, CA	0.10 Miles ¹	Parcel Match
S3 Sold 3	539 Carol St, Manteca, CA	0.95 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	John Parisek	Company/Brokerage	Golden Lion Real Estate, Inc
License No	01296854	Address	4600 S Tracy Blvd Tracy CA 95377
License Expiration	09/05/2020	License State	CA
Phone	2098360200	Email	john@goldenlionhomes.com
Broker Distance to Subject	12.69 miles	Date Signed	07/29/2020

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.