

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	40748 Pocona Place, Murrieta, CA 92562	Order ID	6783893	Property ID	28592477
Inspection Date	07/29/2020	Date of Report	07/31/2020		
Loan Number	41348	APN	949154009		
Borrower Name	Catamount Properties 2018 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	20200729_BPOs	Tracking ID 1	20200729_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Tiffany & Richard Orellano	Condition Comments	
R. E. Taxes	\$6,012		Two story home appears maintained from exterior. Two story home with stucco siding, tile roof and 3 car attached garage.
Assessed Value	\$476,320		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(Seems locked up from exterior.)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		Subject located in a neighborhood at the end of a cul-de-sac with single and two story homes, most homes in this community appears maintained. Close to shopping, schools and parks. Standard sales are dominating the market at this time.
Sales Prices in this Neighborhood	Low: \$420,000 High: \$555,000		
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	40748 Pocona Place	24397 Avenida Arconte	40597 Symphony Park Ln	24597 Avenida Musico
City, State	Murrieta, CA	Murrieta, CA	Murrieta, CA	Murrieta, CA
Zip Code	92562	92562	92562	92562
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.34 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$489,900	\$509,800	\$515,000
List Price \$	--	\$489,900	\$509,800	\$515,000
Original List Date		06/19/2020	07/17/2020	07/24/2020
DOM · Cumulative DOM	-- · --	23 · 42	3 · 14	1 · 7
Age (# of years)	30	32	22	23
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	2 Stories Tract	2 Stories Tract	2 Stories Tract	2 Stories Tract
# Units	1	1	1	1
Living Sq. Feet	2,571	2,441	2,335	2,424
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	3 · 3	4 · 3
Total Room #	9	8	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.20 acres	0.16 acres	0.19 acres	0.17 acres
Other	--	--	--	--

* 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** Beautiful 4 Bedroom, 3 full Bath home, 3 car garages. Main floor bedroom with full bath. Good school district, Near freeway and Shopping, prime area. Cathedral Ceiling in living room, abundance of lighting, Formal Dining room, Family room also have additional fire place for cozy winter. Home has been upgraded recently with beautiful Laminate flooring and carpeting. New countertops in Kitchen and Baths. Ceiling fans throughout. New interior paint. Brand new SS Oven is installed in Kitchen. Jack and Jill upstairs bathroom. Large Back yard with patio for family Entertainment.
- Listing 2** Live like you're on vacation!!! Paradise at home. Lovely pool/spa home features 3 bedrooms plus downstairs office for a 4th bedroom option. 3 full baths. Down stairs bath has been attractively remodeled Spacious kitchen with slab granite counters over looks stunning back yard. Large open living and dining rooms off of front entry. Spacious family room with fireplace. Family room is open to office with attractive built in cabinetry. Tile flooring downstairs. Crown moldings and wide base boards. Numerous windows! Large master suite with adjoining bath with separate tub and shower. Dual basins with plenty of counter space. Large walk in closet with built in organizer. Indoor laundry room. Amazing back yard includes large patio with alumawood cover. Custom pull down shades for additional privacy and shade. Outdoor ceiling fans. Plenty of additional room for the kids and pets to play. 3 car garage.
- Listing 3** For those looking for the perfect family home, you're going to be blown away with how absolutely spotless and move-in ready this home is! Pride of ownership at this level is very rare. This gorgeous home is highly upgraded and has been updated inside and out. High-end flooring, designer paint, window shutters and custom draperies are just the beginning. The kitchen has been completely remodeled and features glass-faced cabinets with beautiful granite counters and beveled-tile backsplash. The secondary bedrooms are noticeably larger than in most homes. The primary bedroom is quite spacious and features vaulted ceilings, crown molding and a completely updated bathroom. The sparkling, in-ground swimming pool has recently been re-plastered and looks like new again. Walking distance to Cal Oaks park and shopping.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	40748 Pocona Place	24459 Corte Jaramillo	24665 Chalone Dr.	24583 Avenida Musico.
City, State	Murrieta, CA	Murrieta, CA	Murrieta, CA	Murrieta, CA
Zip Code	92562	92562	92562	92562
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.32 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$479,900	\$489,900	\$500,000
List Price \$	--	\$479,900	\$489,900	\$500,000
Sale Price \$	--	\$490,000	\$496,500	\$515,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	03/19/2020	06/16/2020	07/27/2020
DOM · Cumulative DOM	-- · --	26 · 70	4 · 42	2 · 35
Age (# of years)	30	32	23	23
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	2 Stories Tract	2 Stories Tract	2 Stories Tract	2 Stories Tract
# Units	1	1	1	1
Living Sq. Feet	2,571	2,441	2,515	2,424
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	4 · 3	5 · 3
Total Room #	9	8	8	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.20 acres	0.15 acres	0.20 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	-\$2,100	+\$3,900
Adjusted Price	--	\$495,000	\$494,400	\$518,900

* 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** IF YOU'VE ALWAYS WANTED TO LIVE IN THE MOST ****MAGICAL**** HOME ON EARTH, NOW'S YOUR CHANCE! THIS DISNEY-THEMED HOME IS TASTEFULLY DECORATED WITH PIRATES OF THE CARIBBEAN, NIGHTMARE BEFORE CHRISTMAS AND MORE!! THE BACKYARD IS A ****WONDERFUL OASIS**** WITH LUSH LANDSCAPING AND BEAUTIFUL ****PEBBLE TEC POOL WITH WATERFALL!!**** ENJOY THE BUILT-IN BAR-B-QUE & ****PALAPA BAR ISLAND**** PLUS FIREPIT, FOR ALL YOUR BACKYARD PARTIES!! FAMILY ROOM DIRECTLY OFF KITCHEN WITH FIREPLACE AND CEDAR PLANK WALL. KITCHEN FEATURES GRANITE-SQUARE COUNTERS WITH WOOD TRIM, ****LARGE KITCHEN ISLAND**** AND STAINLESS APPLIANCES. BEAUTIFUL ****HARDWOOD FLOORING**** THROUGHOUT THE DOWNSTAIRS. ONE BEDROOM IS LOCATED DOWNSTAIRS. LARGE MASTER BEDROOM WITH RECENTLY UPGRADED MASTER BATH WITH ****NEW TILE AND STONE ACCENT.**** UPSTAIRS BEDROOMS HAVE BEEN UPGRADED WITH ****LAMINATE**** FLOORING. EXTERIOR HAS RECENTLY BEEN PAINTED!! AIR CONDITIONING UNIT IS ONLY ****TWO YEARS**** OLD, ****NEW TOILETS**** INSTALLED AND SOLAR ADDED TO ****SAVE MONEY!!**** GREAT CORNER LOT LOCATION; SOME DECOR ITEMS NEGOTIABLE. LOCATED VERY CLOSE TO SHIVELLA MIDDLE SCHOOL AND CLOSE PROXIMITY TO CALIFORNIA OAKS SPORTS PARK, SHOPPING AND DINING. ADJUSTED FOR GLA.
- Sold 2** Lovely home featuring 4 bedrooms, 3 full bathrooms, and a separate den which is downstairs that could be turned into a 5th bedroom. This home has everything inside and out. The spacious kitchen features granite countertops, lots of cabinet space and a center island opening to the large family room featuring a gorgeous fireplace. Both rooms view the fun filled back yard featuring a sparkling pool and spa which are fenced for the little ones or pets. Also a cozy firepit for those cool nights. The bedrooms are upstairs, all with their own ceiling fans. The master suite has a large walk in closet, a bathroom with double sinks, a soaking tub, and a separate shower. The back yard also has a large covered patio area. Also a large RV area with it's own gate next to the 3 car garage. Wonderful Murrieta schools. Close to the 15 and 215 freeways. No HOA. Adjusted for -2100 age.
- Sold 3** , AC, RV parking, no HOA, quiet street, close to shopping, commutes, schools, parks, and more! Soaring ceilings and huge windows pull in lots of natural light. Large kitchen with island make entertaining fun! Huge master suite includes soaking tub, dual walk-in closets and balcony. Full bed and bath downstairs. 3 car garage plus gated RV parking. Spacious rear yard has a gorgeous pool and spa, built in BBQ, outdoor kitchen, lawn, gas fire pit, garden boxes, and more! Super Low Tax! Adjusted -2,100 age and +6,000 GLA.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed as a short sale.			
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
01/17/2020	\$415,000	--	--	Withdrawn	07/17/2020	\$415,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$505,000	\$505,000
Sales Price	\$504,000	\$504,000
30 Day Price	\$495,000	--
Comments Regarding Pricing Strategy		
I went back 6 months, out in distance 1 mile. The ones used are the best possible currently available comps. The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration. All comps are located in a neighborhood that compares to subject.		

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



Side



Side



Street

Listing Photos

L1 24397 Avenida Arconte
Murrieta, CA 92562



Front

L2 40597 Symphony Park Ln
Murrieta, CA 92562



Front

L3 24597 Avenida Musico
Murrieta, CA 92562



Front

Sales Photos

S1 24459 Corte Jaramillo
Murrieta, CA 92562



Front

S2 24665 Chalone Dr.
Murrieta, CA 92562



Front

S3 24583 Avenida Musico.
Murrieta, CA 92562



Front

ClearMaps Addendum

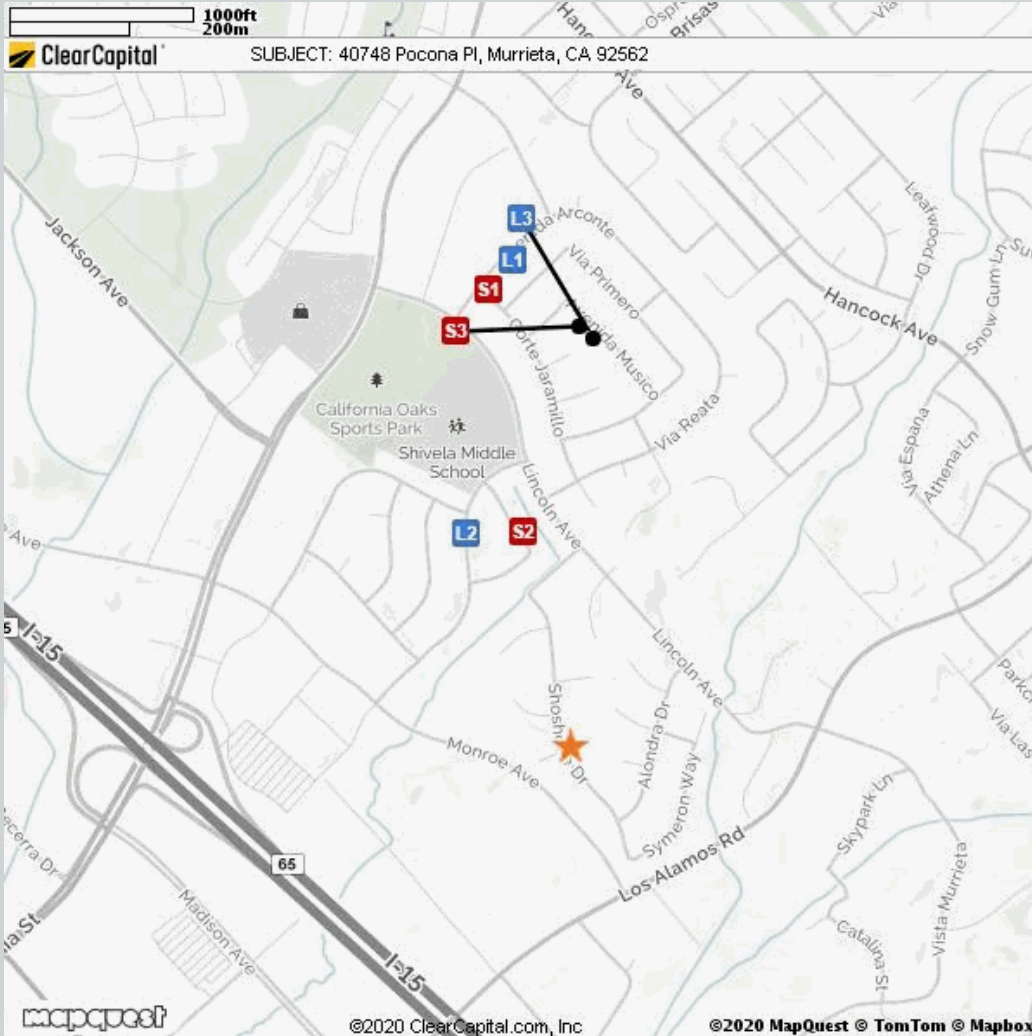
Address ★ 40748 Pocona Place, Murrieta, CA 92562

Loan Number 41348

Suggested List \$505,000

Suggested Repaired \$505,000

Sale \$504,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	40748 Pocona Pl, Murrieta, CA	--	Parcel Match
L1	24397 Avenida Arconte, Murrieta, CA	0.71 Miles ¹	Parcel Match
L2	40597 Symphony Park Ln, Murrieta, CA	0.34 Miles ¹	Parcel Match
L3	24597 Avenida Musico, Murrieta, CA	0.61 Miles ¹	Parcel Match
S1	24459 Corte Jaramillo, Murrieta, CA	0.67 Miles ¹	Parcel Match
S2	24665 Chalone Dr., Murrieta, CA	0.32 Miles ¹	Parcel Match
S3	24583 Avenida Musico., Murrieta, CA	0.63 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	12.16 miles	Date Signed	07/31/2020

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:

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