

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	700 Jonquil Drive, Lathrop, CA 95330	Order ID	6791082	Property ID	28618989
Inspection Date	08/07/2020	Date of Report	08/08/2020		
Loan Number	41422	APN	196-140-58		
Borrower Name	Catamount Properties 2018 LLC	County	San Joaquin		

Tracking IDs

Order Tracking ID	20200805_BPOs	Tracking ID 1	20200805_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Steven and Jennifer Llamas	Condition Comments	
R. E. Taxes	\$4,671	Subject appears to be vacant, there were vendors at the property appearing to remove trash from the property.	
Assessed Value	\$405,755		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Subject appears to be vacant, there were vendors at the property appearing to remove trash from the)			
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	
Local Economy	Stable	This market is experiencing a lack of available housing inventory. Homes selling in this area are receiving offers in under 30 days. this area are receiving offers in undner 30 days.	
Sales Prices in this Neighborhood	Low: \$375,000 High: \$475,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	700 Jonquil Drive	333 Shadywood Ave	231 Chandra Way	122 Camelback St
City, State	Lathrop, CA	Lathrop, CA	Lathrop, CA	Lathrop, CA
Zip Code	95330	95330	95330	95330
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.44 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$435,000	\$469,900
List Price \$	--	\$450,000	\$435,000	\$469,900
Original List Date		07/14/2020	07/16/2020	07/26/2020
DOM · Cumulative DOM	-- · --	6 · 25	5 · 23	4 · 13
Age (# of years)	31	22	31	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	2 Stories Contemp	2 Stories Contemp	2 Stories Contemp	1 Story Contemp
# Units	1	1	1	1
Living Sq. Feet	2,098	1,970	1,827	2,189
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 2	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	0.16 acres	0.11 acres	0.14 acres	0.17 acres
Other	MLS#	MLS#20040486	MLS#20038877	MLS#20043310

* 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** Beautifully upgraded home with a swimming pool in a quiet neighborhood. Easy access to freeway, schools, shopping, restaurants, and park. The sparkling in ground swimming pool, with waterfalls on the rocks and multicolored lights, is great for hot summer days and nights, entertaining families and friends. Spacious open floor plan, four bedrooms, three full baths plus a loft, and a three car garage. Separate dining, living, and family room with cozy fireplace. Loft upstairs can be converted into an office space or another bedroom. Kitchen has a granite counter-top, plenty of cabinets, dining bar, and tile flooring. Lots of natural light and pleasing paint color palette throughout the house (Adjusted down for full 3rd bath, up for smaller square footage, down for 3rd garage)
- Listing 2** Beautiful 4 BR, 1-story home with original owners, newer color-coated stucco, newer interior paint, spacious & open floor plan, remodeled kitchen has black wipetop stove, newer black d/w, stainless m/w, lots of counter space, FR has painted brick fireplace with gas starter & lighted ceiling fan, BR 1 has laminate flooring & built-in u-shaped desk / counter for office / working from home, BR 2 has wainscoting, accent wall & lighted ceiling fan, hall bath includes wallpaper, wainscoting, newer light & tiled flooring, master features mirrored closet doors, vinyl dual pane windows, quiet-sheetrock on walls for light sleepers, double-sided FP between BR & bath, 2 sinks, soaking tub & stall shower, whole house fan, new WH, garage has opener, workbench & extra 220v outlet, sharp backyard has a covered patio, extended exposed aggregate patio, relaxing fountain, new bark and shed on sideyard. (Adjusted up for 1/2 bath, up for square footage)
- Listing 3** Beautiful 4 bedroom home with a pool. Home has been newly painted inside, new counters in kitchen and baths, new flooring in lower level. A great home for entertaining. Solar is leased, lower energy bills

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	700 Jonquil Drive	16110 Matador Way	14415 Cedar Valley Dr	16155 Tumbleweed Ln
City, State	Lathrop, CA	Lathrop, CA	Lathrop, CA	Lathrop, CA
Zip Code	95330	95330	95330	95330
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.41 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$380,000	\$420,000	\$419,900
List Price \$	--	\$380,000	\$410,000	\$419,900
Sale Price \$	--	\$380,000	\$415,000	\$410,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/02/2020	02/20/2020	07/08/2020
DOM · Cumulative DOM	-- · --	65 · 98	60 · 85	24 · 49
Age (# of years)	31	27	28	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	2 Stories Contemp	2 Stories Contemp	2 Stories Contemp	2 Stories Contemp
# Units	1	1	1	1
Living Sq. Feet	2,098	1,714	1,714	1,700
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	7	7	7	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	0.16 acres	0.14 acres	0.17 acres	0.12 acres
Other	MLS#	MLS#19079819	MLS#19079505	MLS#20028703
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$380,000	\$415,000	\$410,000

* 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** PRICED TO SELL!! Bring your Buyers and/or Investors. This 4brm, 3 bath with a large backyard has so much potential. This home features 2 bedrooms downstairs, Master and private bath with walk in closet upstairs. Spacious living room/kitchen combo with fireplace upstairs. Downstairs has additional family room with 2 bdrms and separate bathroom. Laminate floors in throughout, bedrooms with carpet. Available to view after December 1st. This can be yours for the upcoming holidays. (Solar on property is a leased item and easily transferable for minimal fee charged to the seller).
- Sold 2** Spacious Home on a KingSize lot! Make memories in this beautiful 4 bedroom 3 bath home nestled in Valley Haven Estates. This move in ready features a family/dining combo with a cozy wood burning fireplace, kitchen with stainless appliances, ample cabinets and an abundance of natural light. You'll enjoy the bonus/game room and a large master suite. Relax on the balcony overlooking the huge backyard and playset. Conveniently located near freeway and shopping. Possible RV Parking.
- Sold 3** Come check out this lovely Lathrop home in a quiet neighborhood. Seller just replaced the roof, the windows and the kitchen with Granite countertops with new appliances!!!! This property features 3 bedrooms 2 bathrooms at 1700 sqft. (Adjusted up for 4th bedroom and 1/2 bath.

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	\$415,000	\$415,000
Sales Price	\$415,000	\$415,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
The asking prices of available homes in this area do not appear to be supported by recent closed sales.		

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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 333 Shadywood Ave
Lathrop, CA 95330



Front

L2 231 Chandra Way
Lathrop, CA 95330



Front

L3 122 Camelback St
Lathrop, CA 95330



Front

Sales Photos

S1 16110 Matador Way
Lathrop, CA 95330



Front

S2 14415 Cedar Valley Dr
Lathrop, CA 95330



Front

S3 16155 Tumbleweed Ln
Lathrop, CA 95330



Front

ClearMaps Addendum

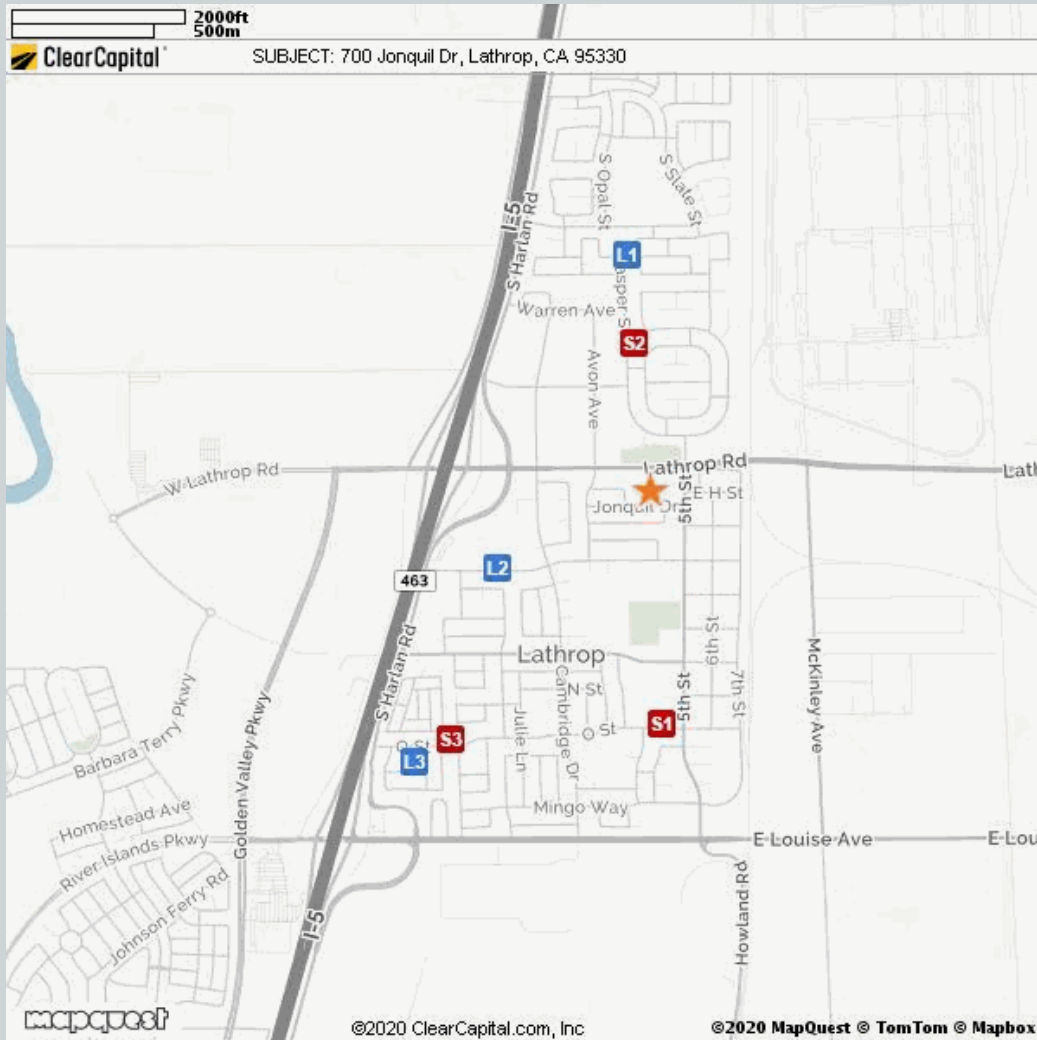
Address ★ 700 Jonquil Drive, Lathrop, CA 95330

Loan Number 41422

Suggested List \$415,000

Suggested Repaired \$415,000

Sale \$415,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	700 Jonquil Dr, Lathrop, CA	--	Parcel Match
L1 Listing 1	333 Shadywood Ave, Lathrop, CA	0.66 Miles ¹	Parcel Match
L2 Listing 2	231 Chandra Way, Lathrop, CA	0.44 Miles ¹	Parcel Match
L3 Listing 3	122 Camelback St, Lathrop, CA	0.95 Miles ¹	Parcel Match
S1 Sold 1	16110 Matador Way, Lathrop, CA	0.62 Miles ¹	Parcel Match
S2 Sold 2	14415 Cedar Valley Dr, Lathrop, CA	0.41 Miles ¹	Parcel Match
S3 Sold 3	16155 Tumbleweed Ln, Lathrop, CA	0.84 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	12.05 miles	Date Signed	08/07/2020

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.