

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	34 Solano Drive, Dixon, CA 95620	Order ID	6791082	Property ID	28618984
Inspection Date	08/06/2020	Date of Report	08/08/2020		
Loan Number	41459	APN	0113-081-200		
Borrower Name	Catamount Properties 2018 LLC	County	Solano		

Tracking IDs

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

General Conditions

Owner	Fernandez Luis	Condition Comments	
R. E. Taxes	\$352	The subject property is a single family one story residential home with ranch style architecture, composition shingle roof that is need of being replaced, stucco exterior, covered porch, concrete driveway, patio and wood board fencing. It has average architecture and conforms well with the neighborhood. Home appears to be in fair condition, average construction and fair curb appeal. There are no externalities influencing value, no high electrical lines or towers, no commercial or industrial issues, no natural hazards and no encroachments with the exception of local utilities. Close to all amenities and freeway access.	
Assessed Value	\$30,280		
Zoning Classification	R 1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$8,500		
Estimated Interior Repair Cost	\$10,000		
Total Estimated Repair	\$18,500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Established neighborhood built in 1953, approximately, with average construction, single story styles. The homes conform well with other neighboring homes with no natural hazards, no encroachments with the exception of public utilities and no commercial or industrial issues. There are no negative features present that could directly affect the marketability of the neighborhood. There is low REO activity, no boarded up homes, no excessively overpriced or underpriced homes and a few homes with deferred maintenance. Close to shopping, schools, parks, transportation, freeway acc...	
Sales Prices in this Neighborhood	Low: \$240,000 High: \$597,500		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Established neighborhood built in 1953, approximately, with average construction, single story styles. The homes conform well with other neighboring homes with no natural hazards, no encroachments with the exception of public utilities and no commercial or industrial issues. There are no negative features present that could directly affect the marketability of the neighborhood. There is low REO activity, no boarded up homes, no excessively overpriced or underpriced homes and a few homes with deferred maintenance. Close to shopping, schools, parks, transportation, freeway access and approximately ten miles to Travis AFB, the largest employer and economic engine of Solano County.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	34 Solano Drive	430 Amesbury Dr	15 Sierra Dr	935 Pembroke Way
City, State	Dixon, CA	Dixon, CA	Dixon, CA	Dixon, CA
Zip Code	95620	95620	95620	95620
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.07 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$409,000	\$370,000	\$360,000
List Price \$	--	\$409,000	\$370,000	\$360,000
Original List Date		06/12/2020	07/27/2020	07/27/2020
DOM · Cumulative DOM	-- · --	26 · 57	7 · 12	2 · 12
Age (# of years)	67	67	56	42
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	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	949	1,182	1,024	1,103
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	2 · 1
Total Room #	6	5	5	4
Garage (Style/Stalls)	Carport 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	0.22 acres	0.14 acres	0.13 acres	0.1515 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** Slightly superior to the subject property having larger GLA, larger bathroom count and larger garage size. Lot size is smaller. Cared for and maintained. Living and dining area has a pellet stove inserted into the brick fireplace. The L shaped kitchen has upgraded custom wood cabinets and tile counters. There is a annex off the kitchen which could be used for a workout area, garden area or storage. The rear yard has several fruit trees and lawn area which is gated from the front of the home. The central heat and air has been updated.
- Listing 2** Similar to the subject being close in GLA with same number of bedrooms and baths. Lot size is smaller. Single story, covered porch, patio and wood board fencing. Bedroom has one bath.
- Listing 3** Listing #22017366 Similar to the subject with larger GLA but smaller bedroom count and smaller lot size. Remodeled in 2003 with oak cabinets, appliances are less than a year old, eat in kitchen, formal dining area was a third bedroom, could be returned to bedroom or add doors for a den. Wood burning brick fireplace in the living room.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	34 Solano Drive	651 East D St	360 S 3rd St	321 W Walnut St
City, State	Dixon, CA	Dixon, CA	Dixon, CA	Dixon, CA
Zip Code	95620	95620	95620	95620
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.72 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$305,000	\$325,000	\$344,000
List Price \$	--	\$240,000	\$325,000	\$344,000
Sale Price \$	--	\$240,000	\$340,000	\$350,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	07/10/2020	05/08/2020	08/04/2020
DOM · Cumulative DOM	-- · --	66 · 187	27 · 28	2 · 35
Age (# of years)	67	110	99	64
Condition	Fair	Fair	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	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	949	1,026	1,036	1,036
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	3 · 1
Total Room #	6	6	4	6
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.1561 acres	0.120 acres	0.110 acres
Other	--	--	\$8855 Concession	\$7000 Concession
Net Adjustment	--	+\$18,360	+\$11,365	-\$10,530
Adjusted Price	--	\$258,360	\$351,365	\$339,470

* Sold 3 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** Listing #22000216 Adjustments were made for the following differences: Lot size \$6390, Age \$15050, GLA -\$3080. Inferior to the subject due to age. A turn of the century farmhouse with wood floors, high ceilings, ornate wood trim and light interior. Over-sized yard with garden shed, garden beds and fruit trees.
- Sold 2** Listing #22007772 Adjustments were made for the following differences: Concession -\$8855, Lot size \$10000, Condition - \$10000, Age \$11200, Bedrooms \$10000, GLA -\$3480, Garage size/type \$2500. Superior to the subject due to condition and having larger GLA. Lot size is smaller. Home is located on the end of a street that has little traffic due to it ending in a court like configuration. The living room is light. The former formal dining area has french doors and a closet. The first bedroom is an actual second bedroom. The kitchen is spacious. The indoor laundry room has views to the backyard. The alley way access provides access for additional parking. Extra wide gate allows for car, RV/boat parking and access.
- Sold 3** Listing #22014243 Adjustments were made for the following differences: Concession -\$7000, Lot size \$11000, Condition - \$10000, Age -\$1050, GLA -\$3480. Superior to the subject having better condition. Lot size is smaller. Single family detached home. Updated kitchen, dual pane windows and newer hot water heater. Nice flooring and partly freshly painted. Good size backyard.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last market sale: 03/10/2009; Sales Price: \$\$107,250.			
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	\$320,000	\$335,000
Sales Price	\$315,000	\$330,000
30 Day Price	\$305,000	--
Comments Regarding Pricing Strategy		
<p>The price opinion analysis and conclusion was based on the comparison of sold comps 1, 2 and 3 which are all close in proximity, GLA, condition and age with similar styles in architecture and quality of construction. All are subject to the same marketing influences and trends. The most weight was placed on Sold #3, selling recently for \$350,000 superior to the subject having better condition. Lot size is smaller. The price opinion for the subject property is \$315,000 based on normal marketing time.</p>		

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 430 Amesbury Dr
Dixon, CA 95620



Front

L2 15 Sierra Dr
Dixon, CA 95620



Front

L3 935 Pembroke Way
Dixon, CA 95620



Front

Sales Photos

S1 651 East D St
Dixon, CA 95620



Front

S2 360 S 3rd St
Dixon, CA 95620



Front

S3 321 W Walnut St
Dixon, CA 95620



Front

ClearMaps Addendum

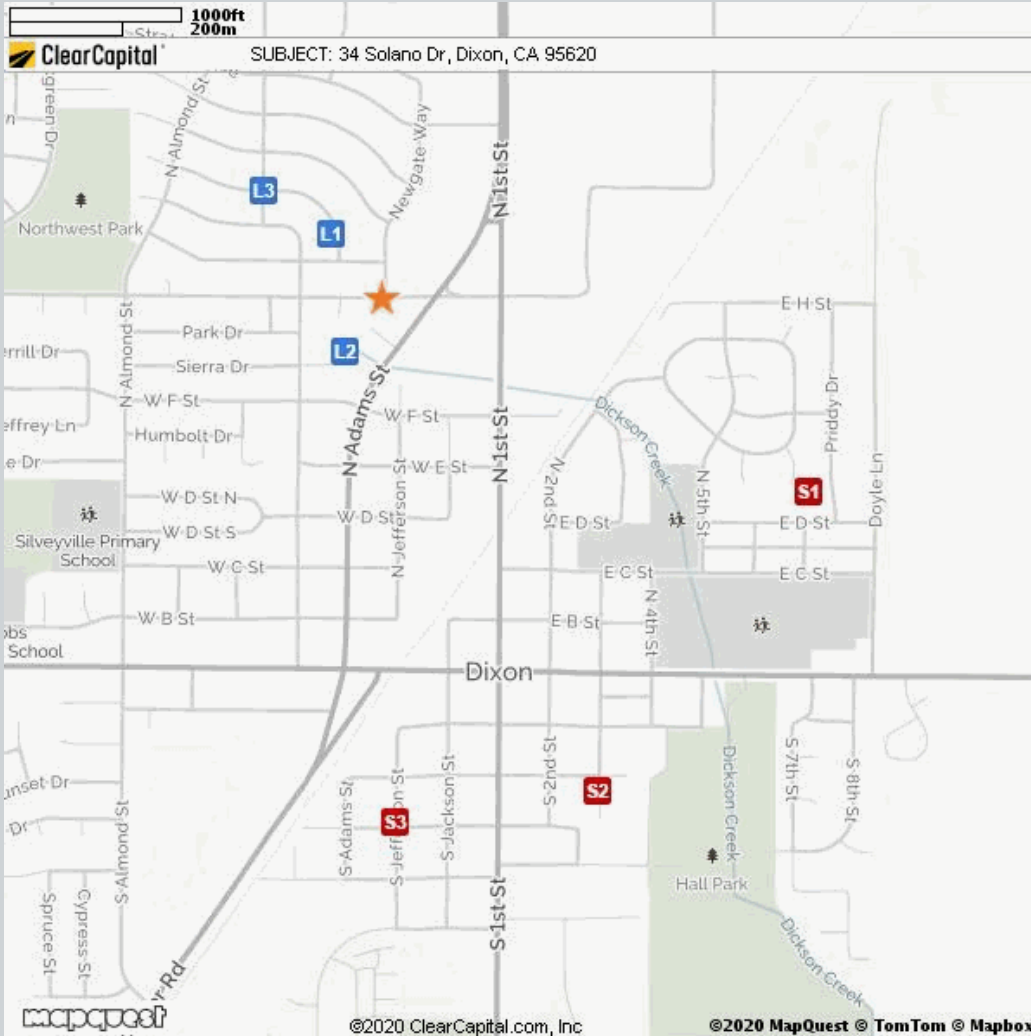
Address ★ 34 Solano Drive, Dixon, CA 95620

Loan Number 41459

Suggested List \$320,000

Suggested Repaired \$335,000

Sale \$315,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	34 Solano Dr, Dixon, CA	--	Parcel Match
L1	430 Amesbury Dr, Dixon, CA	0.11 Miles ¹	Parcel Match
L2	15 Sierra Dr, Dixon, CA	0.07 Miles ¹	Street Centerline Match
L3	935 Pembroke Way, Dixon, CA	0.21 Miles ¹	Parcel Match
S1	651 East D St, Dixon, CA	0.63 Miles ¹	Parcel Match
S2	360 S 3rd St, Dixon, CA	0.72 Miles ¹	Parcel Match
S3	321 W Walnut St, Dixon, CA	0.69 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	Matthew Clark	Company/Brokerage	California Homes & Ranches, Inc.
License No	01268865	Address	340 Azalea Way Vacaville CA 95688
License Expiration	11/03/2021	License State	CA
Phone	7074476138	Email	matthew_l_clark@yahoo.com
Broker Distance to Subject	11.70 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.