

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	21205 Tramonto Lane, Friant, CA 93626	Order ID	6794032	Property ID	28625750
Inspection Date	08/07/2020	Date of Report	08/09/2020		
Loan Number	41479	APN	300-660-10S		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	20200807_BPOs	Tracking ID 1	20200807_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Dorinda Storton	Condition Comments Subject is located in an upscale residential area of Friant and appears to be in good condition.
R. E. Taxes	\$6,286	
Assessed Value	\$388,679	
Zoning Classification	R1C	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(No interior lights on, no vehicles in front, no people, there is a lockbox on the front door.)		
Ownership Type	Fee Simple	
Property Condition	Good	
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	Rural	Neighborhood Comments Area has been developed w/broad variety of styles, ages, values & uses. Many expensive custom built homes in this area. Schools, shops, employment & freeway access are all located within a 5 to 20 minute drive. All nearby homes appear to be in turn- key condition. Good desirable location. Indian gambling casino is located very close-by, less than 2 miles.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$342,000 High: \$500,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	21205 Tramonto Lane	21206 Tramonto Ln	20077 Sulmona Dr	21080 Ruscello Ln
City, State	Friant, CA	Friant, CA	Friant, CA	Friant, CA
Zip Code	93626	93626	93626	93626
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.05 ²	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$415,000	\$419,950	\$425,000
List Price \$	--	\$415,000	\$419,950	\$425,000
Original List Date		06/18/2020	10/25/2019	06/24/2020
DOM · Cumulative DOM	-- · --	50 · 52	271 · 289	32 · 46
Age (# of years)	8	7	1	9
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Modern	2 Stories Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	2,337	2,252	2,303	2,324
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 3	3 · 2 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 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	--	--	--	--
Lot Size	0.2100 acres	0.2925 acres	0.2068 acres	0.2397 acres
Other	Unknown	Unknown	New construction.	Unknown

* Listing 1 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** Open and functional floor plan boasting high ceilings and large windows bringing in natural light. Head through the spacious great room and into the kitchen to enjoy granite countertops, a generous island with a breakfast bar, built-in stainless steel appliances, and tons of cabinet and counter space. There is one bedroom downstairs and three upstairs. Two share a Jack and Jill bath with private vanities and toilets. Master suite, finished with neutral carpet, a ceiling fan, two large walk-in closets, and an en-suite bath with two vanities, a soaking tub and separate shower. Outside, entertain your guests under the covered patio or on the large lawn. Drought resistant lawn, front and back. RV parking and much more!
- Listing 2** New construction home is nestled off of Friant road between Millerton Lake and Eagle Springs Golf course at Renaissance by Bonadelle at Bella Vista a short 15 minute drive to Fresno. Close to many outdoor activities and in the award winning Clovis Unified School District. This home has 4 bedrooms and 3 baths. Upgrades include extended garage, coach lights, pre-wired for ceiling fans, color chart upgrade, stainless steel appliances and interior two-tone paint. recessed lighting, Dual walk-in master closets, Oval master tub peninsula separating vanities, Dual vanities in bathroom #2, Walk-in closet in bedroom #4, 10-foot ceilings in great room, dining, kitchen, entry, bedroom #4 and bath #3, Built-in gas cooktop, Gas fireplace with precast mantel & hearth, Phone desk, Glass French door leading to patio, 3-car garage, Brushed nickel faucets, Hand-troweled interior plaster finish.
- Listing 3** There is easy access to Millerton Lake to enjoy boating, kayaking, and has unlimited biking and running trails. The open living concept of the living room-kitchen-dining room enhances how spacious this home really is. There is an additional living space that would be perfect as a playroom or office. The backyard has low maintenance and a beautiful pergola.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	21205 Tramonto Lane	21267 Ruscello Ln	20037 Genteel Dr	20071 Sulmona Dr
City, State	Friant, CA	Friant, CA	Friant, CA	Friant, CA
Zip Code	93626	93626	93626	93626
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.12 ²	0.04 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$435,000	\$489,500	\$465,950
List Price \$	--	\$435,000	\$425,000	\$465,950
Sale Price \$	--	\$424,000	\$425,000	\$445,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/30/2020	02/10/2020	04/03/2020
DOM · Cumulative DOM	-- · --	84 · 130	76 · 140	115 · 161
Age (# of years)	8	7	2	1
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Modern	1 Story Modern	2 Stories Modern	2 Stories Modern
# Units	1	1	1	1
Living Sq. Feet	2,337	2,542	2,303	2,835
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 3	5 · 3
Total Room #	9	9	9	10
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	--	--	--	--
Lot Size	0.2100 acres	0.1748 acres	0.2789 acres	0.2176 acres
Other	Unknown	Solar	Cul De Sac	New construction.
Net Adjustment	--	\$0	\$0	+\$7,500
Adjusted Price	--	\$424,000	\$425,000	\$452,500

* 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** This home looks like a new model home also INCLUDES solar. Sellers have taken very good care of this home. Talk about PRIDE of ownership. There is nothing to do here...but move in. I am going to let the pictures show you how well and how nice this home really is...Your very own solar system... (No PAYMENTS!!). So NO more HIGH PG&E bills. Back yard is perfect for entertaining with the gas fire pit and spa, (Spa will stay with purchase) also very low maintenance with the synthetic lawn in the front and back yards. This is a great opportunity to purchase this home in this neighborhood that is move in ready. YOU will not be disappointed... Nice neighborhood and GREAT home to raise a family.
- Sold 2** This 4 bedroom 3 bath Bonadelle Hudson Model at The Renaissance in Bella Vista with over \$70,000 in seller paid options/upgrades is sure to impress! Enter in to warm beautiful hardwood flooring right to the open living area. The kitchen comes equipped with stainless appliances, quartz counters, and gas stove to make cooking and entertaining convenient and functional. Unique to this home is the additional door added at the entry between bedroom 4 and 3rd bathroom for the perfect guest quarters or mother in law set up. The other 3 bedrooms with unique features including one w/ French doors to the outdoor spa & the very well sized master with dual sinks/ tub, tile flooring & double walk in closets & shower with double shower head feature. Only minutes away from Clovis Schools, River Park & next to Eagle Springs Golf Course, Millerton Lake.
- Sold 3** 15 minute drive to Fresno. Close to many outdoor activities and in the award winning Clovis Unified School District. This home has 5 bedrooms and 3 baths. Upgrades include: Large lot, RV clean out package balcony, insulated garage walls, color chart upgrade, entertainment outlet TV and data. Pre-wired for backyard sprinklers, raised showerhead, stainless steel appliances and upgraded granite in all bathrooms. Home management center, Large dual walk-in closets in master suite, Separate tile shower in master bath, Dual vanities in master bathroom surrounding a large soaking tub, Dual vanities in bathroom #2, Large crescent-shaped island with dual compartment sink in kitchen, Large walk-in pantry, Built in gas cooktop, 19-foot ceilings, Wrought iron stair and zoned AC. \$7,500 towards Buyers closing costs for using Builders affiliated Lender.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was on the Fresno MLS on 2/1/2012. It listed for \$309,950. It sold on 7/3/2012 for \$352,145.			
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	\$425,000	\$425,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
Valuation is fair for this home. Appears clean and well maintained. Comps used for subject are all closely similar in location, size, age, quality and pricing. Subject and comps used are as close as possible to be of the same likeness and quality.		

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



Other



Other



Other

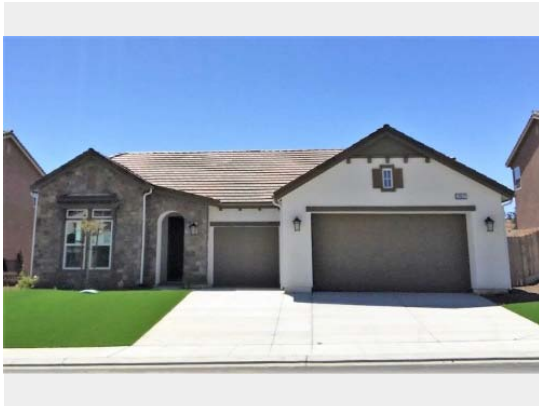
Listing Photos

L1 21206 Tramonto Ln
Friant, CA 93626



Other

L2 20077 Sulmona Dr
Friant, CA 93626



Other

L3 21080 Ruscello Ln
Friant, CA 93626



Other

Sales Photos

S1 21267 Ruscello Ln
Friant, CA 93626



Other

S2 20037 Genteel Dr
Friant, CA 93626



Other

S3 20071 Sulmona Dr
Friant, CA 93626



Other

ClearMaps Addendum

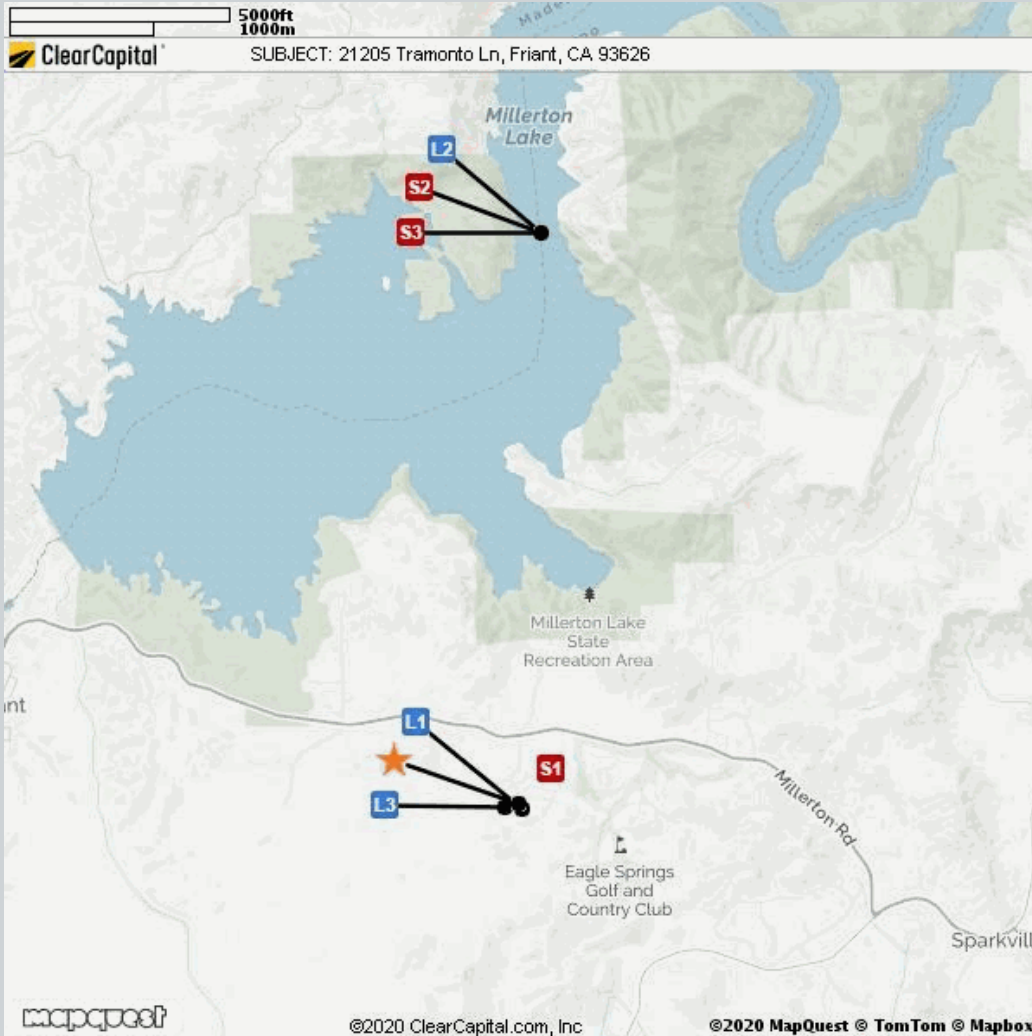
Address ★ 21205 Tramonto Lane, Friant, CA 93626

Loan Number 41479

Suggested List \$425,000

Suggested Repaired \$425,000

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	21205 Tramonto Ln, Friant, CA	--	Parcel Match
L1 Listing 1	21206 Tramonto Ln, Friant, CA	0.04 Miles ¹	Parcel Match
L2 Listing 2	20077 Sulmona Dr, Friant, CA	0.05 Miles ²	Unknown Street Address
L3 Listing 3	21080 Ruscello Ln, Friant, CA	0.07 Miles ¹	Parcel Match
S1 Sold 1	21267 Ruscello Ln, Friant, CA	0.16 Miles ¹	Parcel Match
S2 Sold 2	20037 Genteel Dr, Friant, CA	0.12 Miles ²	Unknown Street Address
S3 Sold 3	20071 Sulmona Dr, Friant, CA	0.04 Miles ²	Unknown Street Address

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	Michael Pappace	Company/Brokerage	Movoto Real Estate
License No	01361671	Address	2573 East Plymouth Way Fresno CA 93720
License Expiration	04/25/2023	License State	CA
Phone	5594704088	Email	mikepappace@yahoo.com
Broker Distance to Subject	8.19 miles	Date Signed	08/08/2020

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.