

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	1940 N Woodridge Way - Holdback, Hanford, CA 93230	Order ID	6797310	Property ID	28635058
Inspection Date	08/11/2020	Date of Report	08/12/2020		
Loan Number	41507	APN	008-221-004-000		
Borrower Name	Catamount Properties 2018 LLC	County	Kings		

Tracking IDs

Order Tracking ID	20200811_BPOs	Tracking ID 1	20200811_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Ramm Andrew C and Diana L	Condition Comments	
R. E. Taxes	\$1,359	Subject's exterior looks in average condition with no damage observed. This property has composition roof, one car attached garage, and brick and wood siding.	
Assessed Value	\$127,501		
Zoning Classification	R18		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	Subject is located on north east side of town. Neighborhood is composed of single family homes similar to subject in style and age. Close to schools, stores and other commercial properties. No negative impact.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$294,999		
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	1940 N Woodridge Way - Holdback	919 Salem Dr Hanford Ca	2495 Chestnut St Hanford Ca	257 W Birch Ave Hanford Ca
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.65 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,000	\$264,900	\$315,000
List Price \$	--	\$259,000	\$264,900	\$280,000
Original List Date		07/31/2020	06/08/2020	04/30/2020
DOM · Cumulative DOM	-- · --	1 · 12	1 · 65	1 · 104
Age (# of years)	65	54	54	65
Condition	Average	Good	Average	Good
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	1,782	1,488	1,691	2,022
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 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	Pool - Yes	--	Pool - Yes	Pool - Yes
Lot Size	0.18 acres	0.16 acres	0.23 acres	0.19 acres
Other	Fireplace	covered patio, fireplace	Covered patio, fireplace	Fireplace

* 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 It compares by bedroom and bathroom count, and roof type. Superior by age, garage capacity, and updates. Inferior by smaller gross living area square footage and no pool. This property has storage shed, covered porch, covered patio, metal fence, fireplace, new interior and exterior paint, new A/C unit, carpet in living rooms and bedrooms, new interior doors, water heater, garage door and fixtures throughout. This comp has updates and it was used due to a shortage of similar comps found with no updates.

Listing 2 It compares by bedrooms and bathroom's count, roof type and by having a pool. Superior by age, larger lot and garage capacity. Inferior by smaller gross living area square footage. Age exceeds due to a shortage of comps found more similar in age to subject.

Listing 3 It compares to subject by bathroom count, roof type and by having a pool. Superior by age, larger lot size, larger gross living area square footage, garage capacity, one bedroom more, and by updates. This property has fireplace, new exterior paint, new dual pane windows, new roof, new central A/C, new kitchen sink and new kitchen cabinet hardware. This comp has been updated and exceeds in age but it was used on this report due to a shortage of comps with no updates and more similar in age.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1940 N Woodridge Way - Holdback	354 E Amber Way Hanford Ca	232 E Bainbridge Dr Hanford Ca	212 W Earl Way Hanford Ca
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.16 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$279,900	\$298,900
List Price \$	--	\$262,500	\$269,500	\$298,900
Sale Price \$	--	\$262,500	\$279,500	\$298,900
Type of Financing	--	Fha	Va	Fha
Date of Sale	--	07/29/2020	07/13/2020	04/20/2020
DOM · Cumulative DOM	-- · --	9 · 44	67 · 108	8 · 49
Age (# of years)	65	59	63	57
Condition	Average	Average	Good	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	1,782	1,760	2,079	1,937
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes	--
Lot Size	0.18 acres	0.16 acres	0.23 acres	0.16 acres
Other	Fireplace	RV parking, fireplaces	RV parking, covered patio	Covered patio, fireplaces
Net Adjustment	--	-\$15,830	-\$16,940	-\$22,600
Adjusted Price	--	\$246,670	\$262,560	\$276,300

* 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** Superior by age, garage capacity, updates and closing cost. Inferior by smaller lot size, and no pool. Similar gross living area square footage. This property has two fireplaces, RV parking, new flooring, stainless steel appliances, new fencing on west and east side of property and new central A/C unit. This comp is remodeled but it was used on this report due to a shortage of non updated comps. Seller credit buyer with \$7,800 towards closing cost.
- Sold 2** Superior by larger lot size, larger gross living area square footage, and garage capacity. Similar age and same bedroom and bathroom count. This property has storage shed, RV parking, covered patio, brick fireplace, in ground pool, updated kitchen, tile flooring, and granite counter tops. This comp has updates and it was used on this report due to a lack of similar comps found with no updates or upgrades.
- Sold 3** Superior by age, larger gross living area square footage, owned solar panels, and closing cost. Inferior by smaller lot size. This property has in ground pool, in ground spa, owned solar panels, covered patio, pond, and is located on a corner lot. Seller credit buyer with \$4,500 towards closing cost.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history was found on Kings, Tulare and Fresno MLS.				
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	\$270,000	\$270,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$255,000	--
Comments Regarding Pricing Strategy		
There is a shortage of comps similar to subject in condition. Most of available comps have been remodeled or updated. There is low inventory an a large amount of buyers. Search for comps included Kings, Fresno and Tulare MLS.		

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

Listing Photos

L1 919 Salem Dr Hanford CA
Hanford, CA 93230



Front

L2 2495 Chestnut St Hanford CA
Hanford, CA 93230



Front

L3 257 W Birch Ave Hanford CA
Hanford, CA 93230



Front

Sales Photos

S1 354 E Amber Way Hanford CA
Hanford, CA 93230



Front

S2 232 E Bainbridge Dr Hanford CA
Hanford, CA 93230



Front

S3 212 W Earl Way Hanford CA
Hanford, CA 93230



Front

ClearMaps Addendum

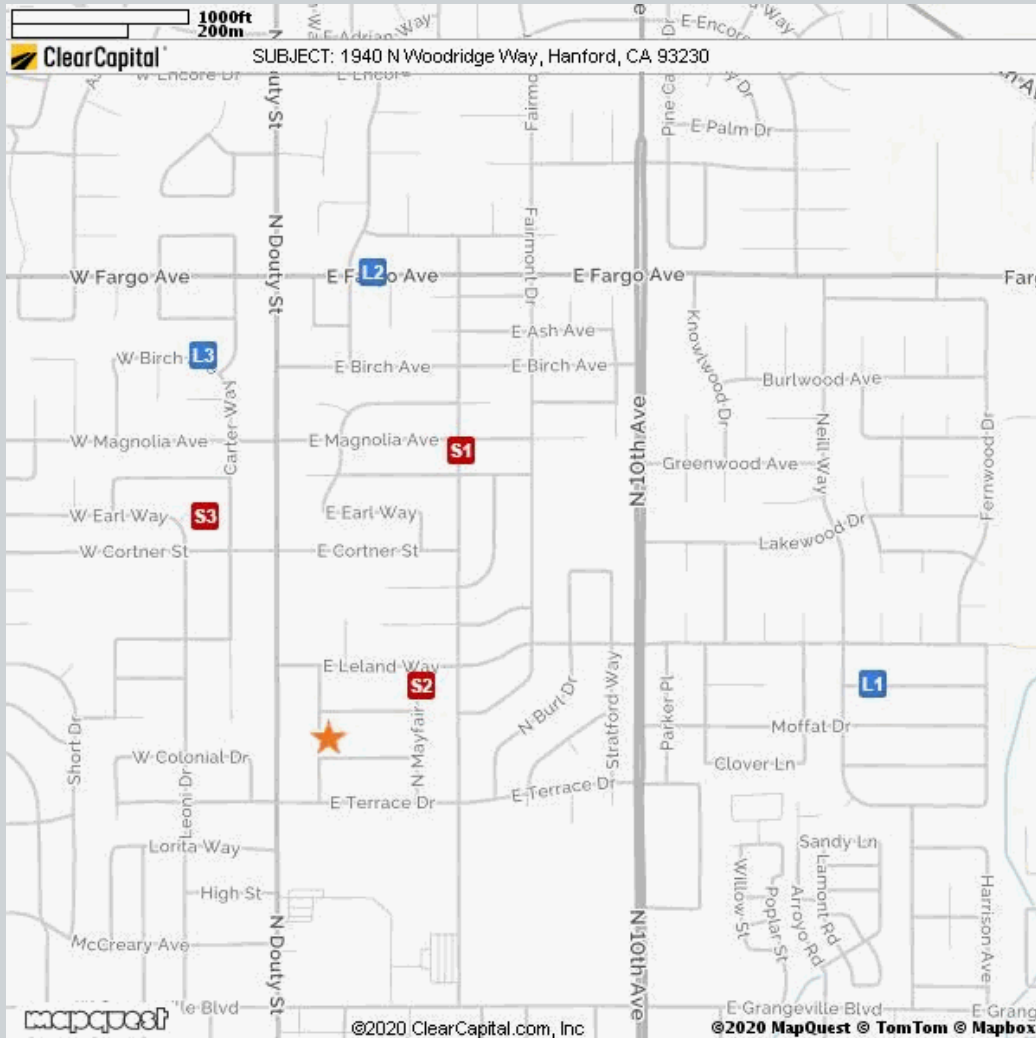
Address ★ 1940 N Woodridge Way - Holdback, Hanford, CA 93230

Loan Number 41507

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1940 N Woodridge Way, Hanford, CA	--	Parcel Match
L1 Listing 1	919 Salem Dr Hanford Ca, Hanford, CA	0.77 Miles ¹	Parcel Match
L2 Listing 2	2495 Chestnut St Hanford Ca, Hanford, CA	0.65 Miles ¹	Parcel Match
L3 Listing 3	257 W Birch Ave Hanford Ca, Hanford, CA	0.56 Miles ¹	Parcel Match
S1 Sold 1	354 E Amber Way Hanford Ca, Hanford, CA	0.45 Miles ¹	Parcel Match
S2 Sold 2	232 E Bainbridge Dr Hanford Ca, Hanford, CA	0.16 Miles ¹	Parcel Match
S3 Sold 3	212 W Earl Way Hanford Ca, Hanford, CA	0.35 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	Cecilia Vasquez	Company/Brokerage	Realty World Advantage
License No	01468833	Address	344 Cousins Drive Hanford CA 93230
License Expiration	01/23/2023	License State	CA
Phone	5595838852	Email	cvasquezproperties@yahoo.com
Broker Distance to Subject	1.86 miles	Date Signed	08/12/2020

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.