

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.

<b>Address</b>	413 E Oakridge Court, Visalia, CA 93291	<b>Order ID</b>	6821801	<b>Property ID</b>	28746124
<b>Inspection Date</b>	08/31/2020	<b>Date of Report</b>	08/31/2020		
<b>Loan Number</b>	41562	<b>APN</b>	091-204-003-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Tulare		

### Tracking IDs

<b>Order Tracking ID</b>	0831_BPOs	<b>Tracking ID 1</b>	0831_BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	: Catamount Properties 2018 Llc	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,276	BEING WORKED ON No glaring defects no deferred maintenance noted on drive by , appropriate conformity to rest of neighborhood. no address on house of curb the address is for the house directly across the street	
<b>Assessed Value</b>	\$122,891		
<b>Zoning Classification</b>	residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (lock box)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	Neighborhood is a mixture of sfr homes and PUD's and condos. The immediate cul-de-sac is all sfd. No industrial influences no commercial influences. Schools available as well as shopping and parks.	
<b>Sales Prices in this Neighborhood</b>	Low: \$160,000 High: \$300,000		
<b>Market for this type of property</b>	Decreased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	413 E Oakridge Court	1528 E Vine Court	1326 E Ferguson Court	1315 E Vine Court
<b>City, State</b>	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
<b>Zip Code</b>	93291	93292	93292	93292
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.80 <sup>1</sup>	0.64 <sup>1</sup>	0.70 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$260,000	\$185,000	\$245,000
<b>List Price \$</b>	--	\$260,000	\$185,000	\$245,000
<b>Original List Date</b>		08/26/2020	08/22/2020	08/10/2020
<b>DOM · Cumulative DOM</b>	-- · --	5 · 5	9 · 9	21 · 21
<b>Age (# of years)</b>	37	27	30	27
<b>Condition</b>	Average	Good	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	2 Stories traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,306	1,433	1,458	1,295
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2
<b>Total Room #</b>	7	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.21 acres	.20 acres	.12 acres	.25 acres
<b>Other</b>	fence patio f, p	fence	fence	fence patio

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Great home in ready to move in conditions with many upgrades done within the last year. New interior & exterior paint. New flooring through the house. New AC & cooler both energy efficient. New covered patio with 3 new fans/lightning attached to the house. New stove & exhaust fan in the kitchen. New interior electrical outlets. New master bedroom windows. New front and back cement. New rain gutters. New garage door and automatic door opener. The roof has been maintained and repaired as needed. New roof on the covered patio. New shed in the process of being complete. No landscaping currently can provide many options for the new owners.
- Listing 2** This property is to be sold as part of a Portfolio. Investors Dream! Opportunity to grow 10+/- Years investing in one single shot! Price \$4,950,000, Well maintained 37 Doors Portfolio Bringing in \$431,856 in Rents/Year. Portfolio is composed of 27 single family homes (Home Values ranging from \$150-290K), 2 Duplexes and 1 Sixplex. Properties are fully rented and tenants are all up to date with rents, all properties located in Visalia/Tulare/Porterville. Portfolio valued at \$6M+. List of addresses along with sqft, Year Built and rent break down attached. Portfolio is managed locally by Total PM for over 10 years and have yearly inspections on file for ALL units. PM currently only charges 7% to manage it and would keep it at that rate for the new buyer.
- Listing 3** This lovely home is on a 1/4 acre lot on a quiet SW Visalia cul-de-sac. The home was built in 1993, has 3 bedrooms, 2 baths and a kitchen with granite counters and beautiful custom lighting. The bathrooms have granite vanities and tile floors. The dining room opens onto a nice patio and a backyard that is enormous! To have an entire 1/4 acre lot in town is exciting!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	413 E Oakridge Court	200 E Modoc Ave	2917 N Highland Court	2415 N Michael St
<b>City, State</b>	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
<b>Zip Code</b>	93291	93291	93291	93292
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.60 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$90,000	\$189,900	\$225,000
<b>List Price \$</b>	--	\$149,850	\$189,900	\$210,000
<b>Sale Price \$</b>	--	\$150,260	\$185,000	\$210,000
<b>Type of Financing</b>	--	Fha	Fha	Conventional
<b>Date of Sale</b>	--	06/16/2020	04/03/2020	03/16/2020
<b>DOM · Cumulative DOM</b>	-- · --	109 · 109	56 · 56	111 · 111
<b>Age (# of years)</b>	37	37	25	29
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Short Sale	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,306	1,184	1,170	1,415
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	5	5	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.21 acres	.31 acres	.11 acres	.13 acres
<b>Other</b>	fence patio f, p	fence f, p	fence	fence patio f, p
<b>Net Adjustment</b>	--	+\$20,000	+\$5,000	-\$10,000
<b>Adjusted Price</b>	--	\$170,260	\$190,000	\$200,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** adj 20000 for non traditional sale to bring to fair market value Nice home on a large lot with lots of potential home needs repairs
- Sold 2** adj 5000 for the smaller sq ft gla and lot Great Opportunity for First Time Buyers- 3 Bed- 2 Bath home. Open floor plan with attached garage. The bedrooms and bathrooms are down a hall from the dining area. Ceiling fans throughout. Really nice and well taken care of. This house is ready for a new family.
- Sold 3** adj -10000 for the superior condition Perfect home for a first-time buyer or an investor. Single story home at the picturesque Riverview Park Estates. Features include vaulted Livingroom with fireplace, formal dining/den/media room, indoor laundry room, tile throughout, carpet only 3 years old in bedrooms only and MORE. You will be amazed by the Huge backyard, covered patio, uncovered patio off the Master Bedroom and not to mention the sparkling Pool that is commonly used by the small neighborhood. HOA covers outdoor maintenance, front yard watering and the common pool. Roof about 4 yrs old and HVAC 7 yrs old. In Special Flood Zone, but will be removed ASAP.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				May have been an auctioned property no listing history found in mls or tax records found in the last three years.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
--	--	--	--	Sold	08/14/2020	\$143,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$195,000	\$195,000
<b>Sales Price</b>	\$195,000	\$195,000
<b>30 Day Price</b>	\$185,000	--
<b>Comments Regarding Pricing Strategy</b>		
as is values bracketed by adjusted sold comps and taken into consideration size of lot and sq ft gla and on a corner lot as well as improvements being made. and market trends.		

## 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



Address Verification



Street

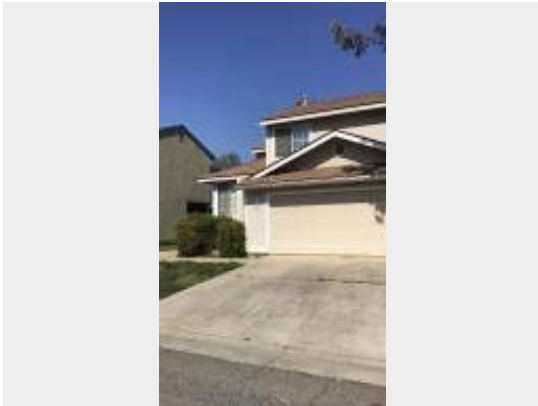
## Listing Photos

**L1** 1528 e vine court  
Visalia, CA 93292



Front

**L2** 1326 e ferguson court  
Visalia, CA 93292



Front

**L3** 1315 e vine court  
Visalia, CA 93292



Front



## Sales Photos

**S1** 200 e modoc ave  
Visalia, CA 93291



Front

**S2** 2917 n highland court  
Visalia, CA 93291



Front

**S3** 2415 n michael st  
Visalia, CA 93292



Front

## ClearMaps Addendum

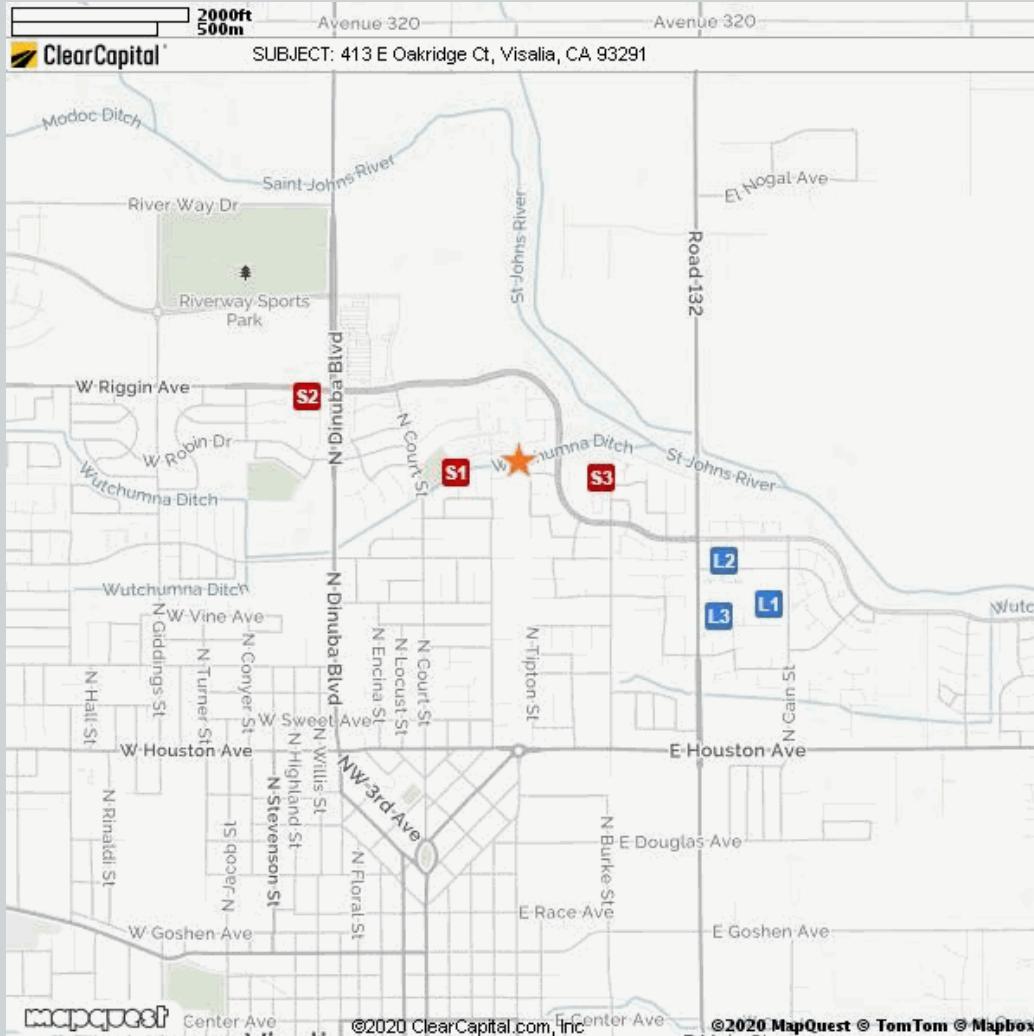
**Address** ★ 413 E Oakridge Court, Visalia, CA 93291

**Loan Number** 41562

**Suggested List** \$195,000

**Suggested Repaired** \$195,000

**Sale** \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	413 E Oakridge Ct, Visalia, CA	--	Parcel Match
L1	1528 E Vine Court, Visalia, CA	0.80 Miles <sup>1</sup>	Parcel Match
L2	1326 E Ferguson Court, Visalia, CA	0.64 Miles <sup>1</sup>	Parcel Match
L3	1315 E Vine Court, Visalia, CA	0.70 Miles <sup>1</sup>	Parcel Match
S1	200 E Modoc Ave, Visalia, CA	0.15 Miles <sup>1</sup>	Parcel Match
S2	2917 N Highland Court, Visalia, CA	0.60 Miles <sup>1</sup>	Parcel Match
S3	2415 N Michael St, Visalia, CA	0.25 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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.

Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

## Report Instructions - cont.

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.

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

<b>Broker Name</b>	Patricia Pratt	<b>Company/Brokerage</b>	Avedian Properties
<b>License No</b>	01718514	<b>Address</b>	209 W Main St VISALIA CA 93291
<b>License Expiration</b>	11/11/2021	<b>License State</b>	CA
<b>Phone</b>	5596251885	<b>Email</b>	catdecorcna@gmail.com
<b>Broker Distance to Subject</b>	1.59 miles	<b>Date Signed</b>	08/31/2020

*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:**

**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.**