

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	3679 Lowry Drive, North Highlands, CA 95660	Order ID	7142930	Property ID	29701570
Inspection Date	03/05/2021	Date of Report	03/08/2021		
Loan Number	41649	APN	218-0242-014-0000		
Borrower Name	Catamount Properties 2018 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	0303_BPO_Update	Tracking ID 1	0303_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$448	Single story home with stucco exterior, neutral color paint with a few plants and trees. There were no signs of deferred maintenance noted at the time of inspection.	
Assessed Value	\$36,665		
Zoning Classification	RD-5		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Doors and windows are locked)			
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	Suburban	Neighborhood Comments	
Local Economy	Improving	Neighborhood has a combination of homes that vary in style, year built and GLA. Neighborhood offers schools, parks and public transportation.	
Sales Prices in this Neighborhood	Low: \$166,500 High: \$360,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3679 Lowry Drive	5820 San Marcos Way	3870 Santa Fe Way	5368 Poplar Blvd
City, State	North Highlands, CA	North Highlands, CA	North Highlands, CA	North Highlands, CA
Zip Code	95660	95660	95660	95660
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.34 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$305,000	\$309,000
List Price \$	--	\$300,000	\$315,000	\$309,000
Original List Date		02/08/2020	10/21/2020	02/25/2020
DOM · Cumulative DOM	-- · --	6 · 394	42 · 138	4 · 377
Age (# of years)	67	67	62	67
Condition	Good	Good	Good	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	957	980	960	957
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	.12 acres	.13 acres	.14 acres	.13 acres
Other	--	--	--	--

* Listing 3 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 FM, under contract. Similar GLA, bedroom and bathroom count. Located within the general area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.

Listing 2 FM, under contract. Similar GLA, bedroom and bathroom count; however, superior garage count. Located within the general area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.

Listing 3 FM, under contract. Similar floor plan; however, superior garage count. Located within the general area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3679 Lowry Drive	3684 Lowry Dr	5608 Rosario Blvd	5725 San Marcos Way
City, State	North Highlands, CA	North Highlands, CA	North Highlands, CA	North Highlands, CA
Zip Code	95660	95660	95660	95660
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.13 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$309,000	\$249,000	\$329,999
List Price \$	--	\$309,000	\$249,000	\$319,999
Sale Price \$	--	\$321,500	\$326,000	\$330,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	10/02/2020	01/25/2020	02/19/2020
DOM · Cumulative DOM	-- · --	5 · 42	4 · --	12 · --
Age (# of years)	67	67	67	67
Condition	Good	Good	Good	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	957	957	925	980
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.12 acres	0.12 acres	0.15 acres	.13 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$321,500	\$326,000	\$330,000

* 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** FM. Similar model; no adjustments needed. Located within the general area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.
- Sold 2** FM. Similar GLA, condition, bedroom, bathroom and garage count. No adjustment needed. Located within the general area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.
- Sold 3** FM. Similar GLA, bedroom, bathroom, garage count and condition. No adjustment needed. Located within the general area. It shares similar qualities and amenities. Within 2 miles from schools, parks and public transportation.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Exclusive Realty and Mortgage	Currently subject property is listed for sale at \$305,000. It previously sold on August 19th, 2020 for \$179,000.					
Listing Agent Name	Gilbert Torres						
Listing Agent Phone	916-760-8013						
# of Removed Listings in Previous 12 Months	2						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/03/2020	\$199,000	04/17/2020	\$179,900	Sold	08/21/2020	\$179,000	MLS
11/23/2020	\$305,000	03/04/2021	\$305,000	Cancelled	02/03/2021	\$299,500	MLS
03/04/2021	\$305,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$330,000	\$330,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
Price reliance was placed on the high end because there is low inventory volume. In addition, most current listings stay on the market under 30 days and some receive multiple offers and sell above the asking price.		

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



Street

Listing Photos

L1 5820 San Marcos Way
North Highlands, CA 95660



Front

L2 3870 Santa Fe Way
North Highlands, CA 95660



Front

L3 5368 Poplar Blvd
North Highlands, CA 95660



Front

Sales Photos

S1 3684 Lowry Dr
North Highlands, CA 95660



Front

S2 5608 Rosario Blvd
North Highlands, CA 95660



Front

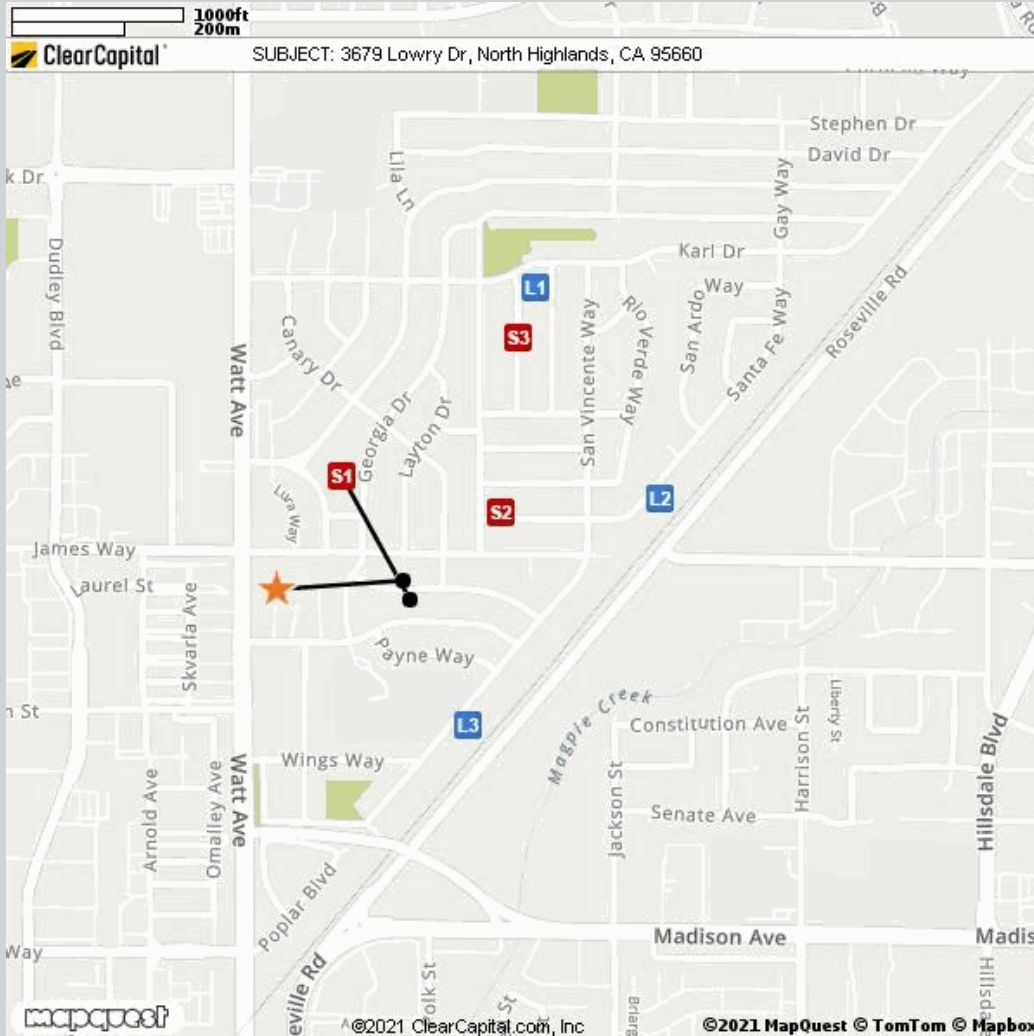
S3 5725 San Marcos Way
North Highlands, CA 95660



Front

ClearMaps Addendum

Address ★ 3679 Lowry Drive, North Highlands, CA 95660
Loan Number 41649 **Suggested List** \$330,000 **Suggested Repaired** \$330,000 **Sale** \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3679 Lowry Drive, North Highlands, CA 95660	--	Parcel Match
L1 Listing 1	5820 San Marcos Way, North Highlands, CA 95660	0.41 Miles ¹	Parcel Match
L2 Listing 2	3870 Santa Fe Way, North Highlands, CA 95660	0.34 Miles ¹	Parcel Match
L3 Listing 3	5368 Poplar Blvd, North Highlands, CA 95660	0.22 Miles ¹	Parcel Match
S1 Sold 1	3684 Lowry Dr, North Highlands, CA 95660	0.03 Miles ¹	Parcel Match
S2 Sold 2	5608 Rosario Blvd, North Highlands, CA 95660	0.13 Miles ¹	Parcel Match
S3 Sold 3	5725 San Marcos Way, North Highlands, CA 95660	0.33 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	Claudia White	Company/Brokerage	Re/Max Gold
License No	01389870	Address	2081 Arena Blvd #100 Sacramento CA 95834
License Expiration	07/01/2023	License State	CA
Phone	9165480290	Email	claudiawhite25@gmail.com
Broker Distance to Subject	7.28 miles	Date Signed	03/05/2021

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.