

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	4558 W Home Avenue, Fresno, CA 93722	Order ID	6818355	Property ID	28736014
Inspection Date	08/28/2020	Date of Report	08/31/2020		
Loan Number	41686	APN	312-693-10		
Borrower Name	Catamount Properties 2018 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	20200827_BPOs	Tracking ID 1	20200827_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Hegedus Deborah	Condition Comments	
R. E. Taxes	\$1,815	Single story, composition roof, stucco /rock exterior, dual pane windows, two car garage attached.	
Assessed Value	\$149,533		
Zoning Classification	RS4		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
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	Stable	Neighborhood is near Fresno fair, businesses, restaurants; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of similar style and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, no pending and 2 sold comps and in the last year there are 5 SFR homes that sold. There are no short sales and no foreclosure in area. There is no search parameters us...	
Sales Prices in this Neighborhood	Low: \$261,000 High: \$278,500		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Neighborhood is near Fresno fair, businesses, restaurants; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of similar style and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4 mile radius there is no active, no pending and 2 sold comps and in the last year there are 5 SFR homes that sold. There are no short sales and no foreclosure in area. There is no search parameters used in search.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4558 W Home Avenue	2276 N Antioch Ave	1864 N Mccaffrey Ave	4069 W Providence Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.86 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$234,900	\$264,000	\$250,000
List Price \$	--	\$249,000	\$264,000	\$250,000
Original List Date		05/19/2020	07/09/2020	07/02/2020
DOM · Cumulative DOM	-- · --	8 · 104	9 · 53	4 · 60
Age (# of years)	16	26	18	19
Condition	Average	Average	Average	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 na	1 Story ranch	1 Story na	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,376	1,293	1,382	1,489
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	.16 acres	0.11 acres	0.16 acres	0.15 acres
Other	NA	MLS#541913	MLS#544269	MLS#545039

* 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** Perfect home! ready for your family. This cozy and clean open floor plan home features 3 bedroom / 2 baths, both bathrooms have shower and tub, and indoor laundry area. The backyard is low maintenance and great for entertaining. This home has everything you need and is priced to sell. Please bring your qualified buyers. Easy to show
- Listing 2** Back on the Market! This clean and ready for move-in home is exactly what you've been looking for. The inside features an open floor plan with newer carpet and paint, a spacious master bedroom with a walk in closet, inside laundry room, and a large kitchen with a breakfast bar. The oversize corner lot has plenty of room for storage, a covered patio, and a side yard large enough for boat or RV storage. Come see it today before it's gone!
- Listing 3** Welcome to another well maintained home in a great neighborhood, with award winning Central Unified Schools. Close to shopping, and minutes away from Highway 99 for easy commuting. This home has been loved, cared for and is move in ready. Open floor pland with the main living area adjacent to the kitchen. Each of the bedrooms is generously sized. Enjoy the large easily maintained backyard and patio - perfect for entertaining.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4558 W Home Avenue	5559 W Oslin Ave	1763 N Milburn Ave	5180 W Pine Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.07 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$260,000	\$265,000
List Price \$	--	\$269,900	\$260,000	\$265,000
Sale Price \$	--	\$270,000	\$267,000	\$278,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/12/2020	07/02/2020	08/10/2020
DOM · Cumulative DOM	-- · --	7 · 74	3 · 9	4 · 40
Age (# of years)	16	18	16	12
Condition	Average	Average	Average	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 na	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	1,376	1,382	1,632	1,614
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	.16 acres	0.16 acres	0.14 acres	0.14 acres
Other	NA	MLS#538147	MLS#543642	MLS#544030
Net Adjustment	--	-\$250	-\$6,000	-\$6,350
Adjusted Price	--	\$269,750	\$261,000	\$272,150

* Sold 1 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** Welcome to another well maintained home in a great neighborhood, with award winning Central Unified Schools. Close to shopping, and minutes away from Highway 99 for easy commuting. This home has been loved, cared for and is move in ready. Open floor plan with the main living area adjacent to the kitchen. Each of the bedrooms is generously sized. Enjoy the large easily maintained backyard and patio - perfect for entertaining. Added \$400 age and deducted \$150 sf.
- Sold 2** Investor or First Time Buyer 3 bedroom 2 bath, 1,632 SQ FT on 6,000 SQ FT lot. Located in the Central High area, just off McKinley W Fresno, this home is in need of a family to make it their own. Incredible opportunity for the right investor or first time buyer with a little work. It has a nice floor plan with high ceilings, living room/formal dining area off the kitchen, which opens into the family room. Front and back yard need a green thumb, endless potential! A great NEIGHBORHOOD, close to El Capitan and Central High, shopping nearby! Stop looking further, before it is gone, call your Realtor today. Deducted \$6400 sf and added \$400 lot.
- Sold 3** Beautiful home in a great location! This 3 bedroom, 2 bath home has a spacious open floor plan. The back yard has fruit trees and a vegetable garden area. There is a sandbox for children to enjoy and a nice covered patio for entertaining. This home will not last, call your Realtor for a showing. Deducted \$800 age and \$5950 sf and added \$400 lot.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home is not listed or has it been listed in the last 12 months per 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	\$269,750	\$269,750
Sales Price	\$269,750	\$269,750
30 Day Price	\$261,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 2/29/20 or sooner, no short sales or foreclosures, square foot 1076- 1676, 1994-2014 in age, within ¼ mile radius there is 1 comps, within ½ mile radius there is 4 comps, within 1 mile there is 17 comps. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 2276 N Antioch Ave
Fresno, CA 93722



Front

L2 1864 N Mccaffrey Ave
Fresno, CA 93722



Front

L3 4069 W Providence Ave
Fresno, CA 93722



Front

Sales Photos

S1 5559 W Oslin Ave
Fresno, CA 93722



Front

S2 1763 N Milburn Ave
Fresno, CA 93722



Front

S3 5180 W Pine Ave
Fresno, CA 93722



Front

ClearMaps Addendum

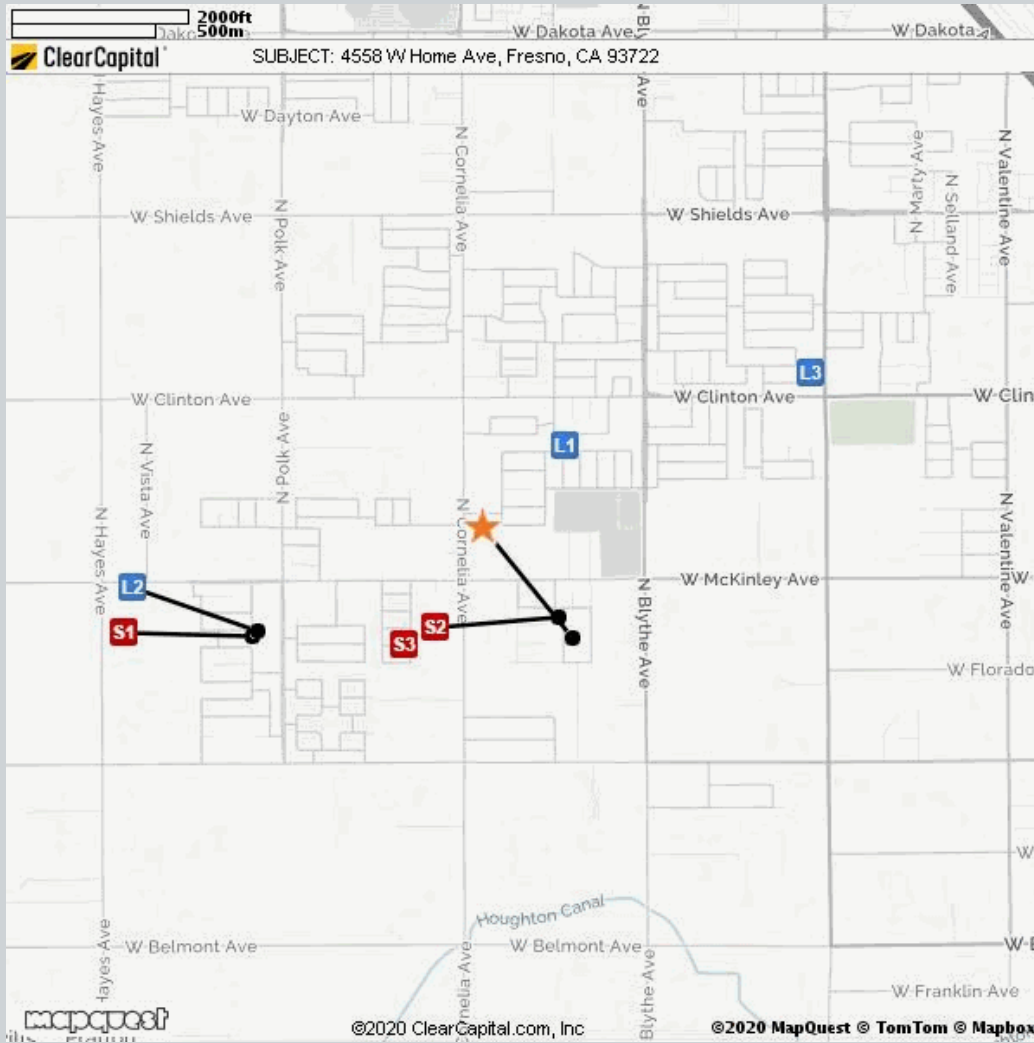
Address ★ 4558 W Home Avenue, Fresno, CA 93722

Loan Number 41686

Suggested List \$269,750

Suggested Repaired \$269,750

Sale \$269,750



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4558 W Home Ave, Fresno, CA	--	Parcel Match
L1 Listing 1	2276 N Antioch Ave, Fresno, CA	0.49 Miles ¹	Parcel Match
L2 Listing 2	1864 N Mccaffrey Ave, Fresno, CA	0.86 Miles ¹	Parcel Match
L3 Listing 3	4069 W Providence Ave, Fresno, CA	0.93 Miles ¹	Parcel Match
S1 Sold 1	5559 W Oslin Ave, Fresno, CA	0.88 Miles ¹	Parcel Match
S2 Sold 2	1763 N Milburn Ave, Fresno, CA	0.07 Miles ¹	Parcel Match
S3 Sold 3	5180 W Pine Ave, Fresno, CA	0.50 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	Danielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2021	License State	CA
Phone	5598362601	Email	daniellecarnero@gmail.com
Broker Distance to Subject	7.53 miles	Date Signed	08/29/2020

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.