

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>	126 El Dorado Way, Vacaville, CA 95687	<b>Order ID</b>	6818355	<b>Property ID</b>	28736018
<b>Inspection Date</b>	08/28/2020	<b>Date of Report</b>	08/28/2020		
<b>Loan Number</b>	41712	<b>APN</b>	0134-031-160		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Solano		

Tracking IDs					
<b>Order Tracking ID</b>	20200827_BPOs	<b>Tracking ID 1</b>	20200827_BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Brown	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,804	One story, wood and stucco siding, composition roof, average windows, doors, paint and landscaping, 1 car garage, home is attached on one side.	
<b>Assessed Value</b>	\$291,000		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	Leisure Town 707-448-8042		
<b>Association Fees</b>	\$120 / Month (Landscaping, Tennis, Greenbelt)		
<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>	Stable	Adult community, HOA fees, common clubhouse and pool, 55 and older requirement, schools, parks, shopping, hospital and freeway within 1 mile, golf course in area has permanently closed. No new growth or construction, shortage of listings, high demand, few to none REO or short sales. Most homes in area are detached.	
<b>Sales Prices in this Neighborhood</b>	Low: \$259,000 High: \$380,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	126 El Dorado Way	173 Lassen	119 Lassen	119 Del Rio Ct
City, State	Vacaville, CA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95687	95687	95687	95687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 <sup>1</sup>	0.73 <sup>1</sup>	2.50 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$355,000	\$260,000
List Price \$	--	\$365,000	\$335,000	\$265,000
Original List Date		08/05/2020	06/11/2020	06/20/2019
DOM · Cumulative DOM	-- · --	15 · 23	78 · 78	102 · 435
Age (# of years)	55	56	56	49
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 attached	1 Story detached	1 Story detached	2 Stories attached
# Units	1	1	1	1
Living Sq. Feet	993	1,152	1,043	952
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 1 · 1
Total Room #	5	5	5	4
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	--	--	--	--
Lot Size	.07 acres	.13 acres	.13 acres	.04 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** Very nice home situated in Leisure Town. Fine senior living with many activities, Lawn Bowling, Bocce Ball, Two swimming pools, active.

**Listing 2** Formal living room with fireplace. Kitchen has a pantry and has a dining area. Bedrooms are large. Carpeting is newer throughout.

**Listing 3** 2 Bedroom, 1 1/2 Bath Townhome. Home Features fresh paint, laminate flooring, newer appliances, active.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	126 El Dorado Way	678 Yellowstone	129 Mckinley	217 Grand Canyon
City, State	Vacaville, CA	Vacaville, CA	Vacaville, CA	Vacaville, CA
Zip Code	95687	95687	95687	95687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 <sup>1</sup>	0.83 <sup>1</sup>	0.04 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$345,000	\$270,000
List Price \$	--	\$285,000	\$309,000	\$270,000
Sale Price \$	--	\$285,000	\$312,000	\$280,000
Type of Financing	--	Fha	Conventional	Convnetional
Date of Sale	--	07/08/2020	01/08/2020	07/25/2019
DOM · Cumulative DOM	-- · --	131 · 145	86 · 152	53 · 87
Age (# of years)	55	47	57	56
Condition	Average	Average	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 attached	1 Story attached	1 Story attached	1 Story attached
# Units	1	1	1	1
Living Sq. Feet	993	1,152	1,195	993
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
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	.07 acres	.08 acres	.07 acres	.07 acres
Other	--	--	--	--
Net Adjustment	--	-\$8,427	-\$10,706	-\$20,000
Adjusted Price	--	\$276,573	\$301,294	\$260,000

\* Sold 1 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.

### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** Charming single story home with two bedrooms, two bathrooms, and a great floor plan. More gla -8,427.

**Sold 2** Floors and low maintenance yards front and back. The home has nice curb appeal and its in a great 55 and up, more gla -10,706.

**Sold 3** Home features a nicely updated kitchen and updated bathrooms. A one car garage with laundry hook ups. As well as a large patio area, condition -20,000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Owner passed away peacefully in home 4/19. Please submit all offers on CAR forms, provide POF and loan approval documents. Buyers to verify HOA dues. Thanks for showing! Offers presented as received.			
<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>	0						
<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>
07/11/2019	\$270,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$285,000	\$285,000
<b>Sales Price</b>	\$285,000	\$285,000
<b>30 Day Price</b>	\$280,000	--
<b>Comments Regarding Pricing Strategy</b>		
S1 given most weight based on location and condition, most homes are detached, shortage of listings, high demand, concessions not typical, searched out 3 miles and 1 year history, no REO or short sales in report.		

## 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



Side



Side



Street



Street

## Subject Photos



Other

## Listing Photos

**L1** 173 Lassen  
Vacaville, CA 95687



Front

**L2** 119 Lassen  
Vacaville, CA 95687



Front

**L3** 119 Del Rio Ct  
Vacaville, CA 95687



Front

## Sales Photos

**S1** 678 Yellowstone  
Vacaville, CA 95687



Front

**S2** 129 McKinley  
Vacaville, CA 95687



Front

**S3** 217 Grand Canyon  
Vacaville, CA 95687



Front



## ClearMaps Addendum

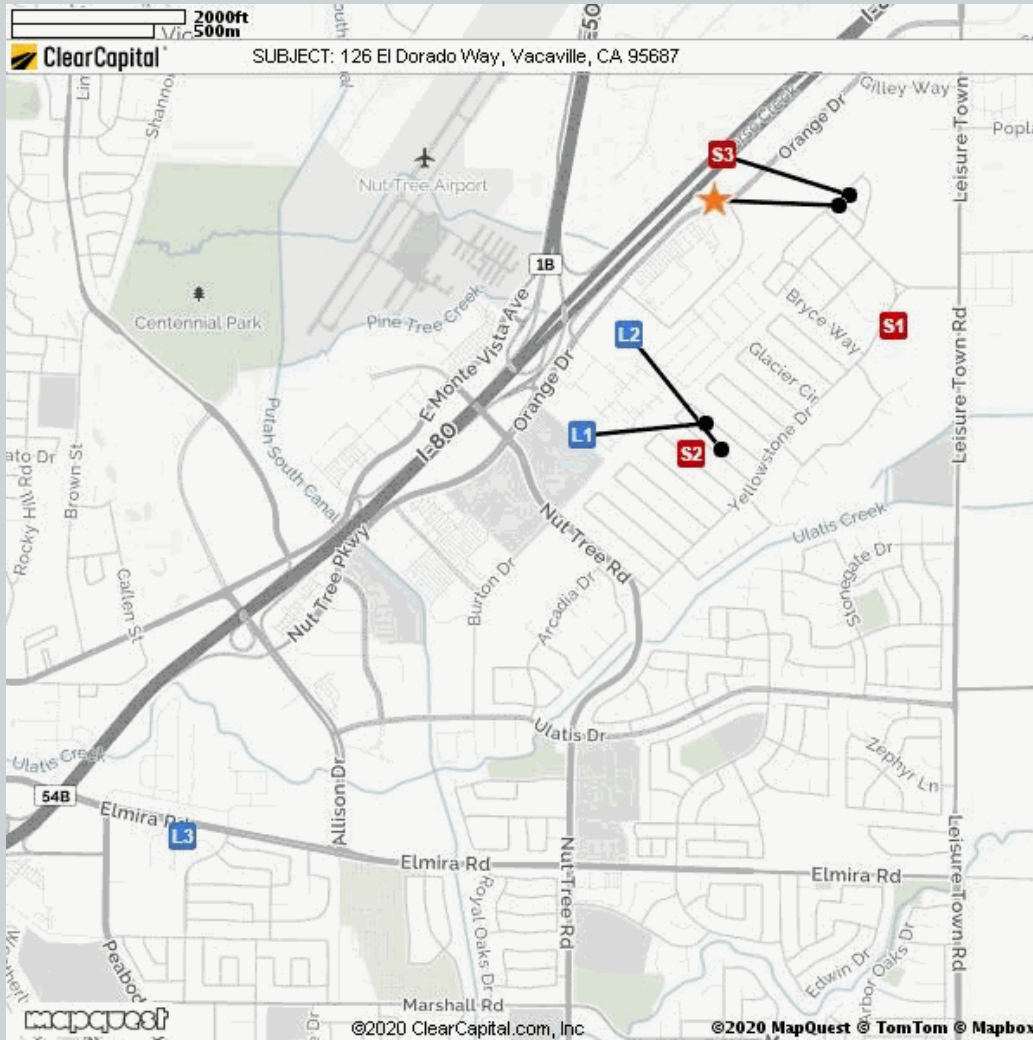
**Address** ★ 126 El Dorado Way, Vacaville, CA 95687

**Loan Number** 41712

**Suggested List** \$285,000

**Suggested Repaired** \$285,000

**Sale** \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	126 El Dorado Way, Vacaville, CA	--	Parcel Match
L1	173 Lassen, Vacaville, CA	0.68 Miles <sup>1</sup>	Parcel Match
L2	119 Lassen, Vacaville, CA	0.73 Miles <sup>1</sup>	Parcel Match
L3	119 Del Rio Ct, Vacaville, CA	2.50 Miles <sup>1</sup>	Parcel Match
S1	678 Yellowstone, Vacaville, CA	0.38 Miles <sup>1</sup>	Parcel Match
S2	129 Mckinley, Vacaville, CA	0.83 Miles <sup>1</sup>	Parcel Match
S3	217 Grand Canyon, Vacaville, CA	0.04 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.

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

<b>Broker Name</b>	Kelly Nusbaum	<b>Company/Brokerage</b>	Coldwell Banker Kappel Gateway Realty
<b>License No</b>	01223015	<b>Address</b>	1190 1st Street Fairfield CA 94533
<b>License Expiration</b>	06/16/2021	<b>License State</b>	CA
<b>Phone</b>	7073016009	<b>Email</b>	nusbaumkelly@gmail.com
<b>Broker Distance to Subject</b>	10.33 miles	<b>Date Signed</b>	08/28/2020

*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:**

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