

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	884 Olympic Avenue, Banning, CA 92220	Order ID	6818355	Property ID	28736015
Inspection Date	09/21/2020	Date of Report	10/01/2020		
Loan Number	41716	APN	440130004		
Borrower Name	Catamount Properties 2018 LLC	County	Riverside		

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

General Conditions

Owner	Durrell, Charles	Condition Comments	
R. E. Taxes	\$3,850	average condition; Please note: all subject pictures were supplied by the lender to be used for this report. access was denied to agent (myself) into this gated community	
Assessed Value	\$276,640		
Zoning Classification	r1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	na na		
Association Fees	\$95 / Month (Pool,Landscaping,Tennis,Greenbelt,Other: pools; sports facilities; parks; walking trails)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	total amount of homes sold within 1 mile from subject (360 days) 283 REO sales: 4 NOD sales: 1 Please note: subject is located within a gated community and maintained by gate guards	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$400,000		
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	884 Olympic Avenue	1344 Laguna Seca Ct	673 Big Spring Dr	495 Northwood
City, State	Banning, CA	Banning, CA	Banning, CA	Banning, CA
Zip Code	92220	92220	92220	92220
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.29 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$279,900	\$289,900	\$267,500
List Price \$	--	\$279,900	\$289,900	\$267,500
Original List Date		08/30/2020	08/08/2020	09/18/2020
DOM · Cumulative DOM	-- · --	12 · 32	38 · 54	12 · 13
Age (# of years)	31	29	21	19
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 cont	1 Story cont	1 Story cont	1 Story cont
# Units	1	1	1	1
Living Sq. Feet	1,284	1,285	1,294	1,294
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	2 · 2
Total Room #	5	5	4	4
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	0.10 acres	0.10 acres	0.10 acres	0.11 acres
Other	association ammendities	association ammendities	association	qssociation

* 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.

Current Listings - Cont.

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

- Listing 1** age diff: 2 yrs. gla diff: 1 sq.ft. bed diff:0; bath diff:0 lot diff:0) ceiling fans throughout. Wood appearing porcelain tile floors in the living areas and new carpet in the bedrooms. Sliders in the kitchen and master suite lead out onto the patio; patio which has an extra heavy duty insulated alumawood cover. wood simulated flooring throughout home. ceiling fans; brick faced fireplace. home is located next to golf course; Sun Lakes Country Club has two golf courses, championship and executive, three clubhouses, three pools, two restaurants, tennis and bocce ball courts plus a huge variety of clubs and activities for their 55+ residents.
- Listing 2** age diff:10 yrs. gla diff: 10 sq.ft. bed diff:1; bath diff:1; lot diff:0 located right on the golf course. tiled roof; patio; master suite bedroom, walk in closet, his and her sinks, walk-in shower and a separate commode. fireplace; new carpets throughout home; fresh paint; ceiling fans. tiled counter tops; garage drywalled. Sun Lakes Country Club has two golf courses, championship and executive, three clubhouses, three pools, two restaurants, tennis and bocce ball courts plus a huge variety of clubs and activities for their 55+ residents.
- Listing 3** age diff: 11 yrs. gla diff: 10 sq.ft. bed diff:1; bath diff:0; lot diff: 436 sq.ft. 2 bedrooms, 2 bathrooms, inside laundry, nice size kitchen with breakfast bar, dining area, fireplace, garage with built in cabinets with room for a golf cart and low maintenance landscaped yards front and back! carpeted throughout; ceiling fans; tiled kitchen counter tops; Sun Lakes Country Club has two golf courses, championship and executive, three clubhouses, three pools, two restaurants, tennis and bocce ball courts plus a huge variety of clubs and activities for their 55+ residents.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	884 Olympic Avenue	1056 Southern Hills	4917 W Forest Oaks Ave	5155 Riviera Ave
City, State	Banning, CA	Banning, CA	Banning, CA	Banning, CA
Zip Code	92220	92220	92220	92220
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.15 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$279,500	\$259,800
List Price \$	--	\$265,000	\$279,500	\$259,800
Sale Price \$	--	\$265,000	\$265,000	\$255,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/28/2020	08/26/2020	04/07/2020
DOM · Cumulative DOM	-- · --	1 · 31	28 · 98	19 · 47
Age (# of years)	31	33	31	32
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 cont	1 Story cont	1 Story cont	1 Story cont
# Units	1	1	1	1
Living Sq. Feet	1,284	1,295	1,315	1,312
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	5	5	4	5
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	0.10 acres	0.10 acres	0.11 acres	0.11 acres
Other	association ammendities	association ammendities	--	--
Net Adjustment	--	\$0	-\$1,400	-\$1,400
Adjusted Price	--	\$265,000	\$263,600	\$253,600

* 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** age diff. 2 yrs. gla diff. 11 sq.ft. bed diff.0; bath diff.0; lot diff.0; Kitchen with white cabinets, beautiful quartz counters and stainless steel appliances. alluma wood patio cover with recessed lighting and double insulation. 3 bedrooms (3rd bedroom could easily be converted to a office/den) and 2 baths all done in designer neutral colors. Gas fireplace and newer furnace. stainless steel appliances; tiled flooring; ceiling fans throughout. Sun Lakes Country Club has two golf courses, championship and executive, three clubhouses, three pools, two restaurants, tennis and bocce ball courts plus a huge variety of clubs and activities for their 55+ residents.
- Sold 2** age diff. 0; gla diff. 31 sq.ft. bed diff.0; bath diff. 0; lot diff. 36sq.ft. quartz kitchen counters, cabinets refaced, shutters throughout - Electric fireplace with remote - electric shade on master slider - mirrored doors both bedrooms - raised panel interior doors - acoustic ceiling removed - tile shower in bath 2 - hvac 6 years old - wood laminate & carpets on flooring - ceiling fans in both bedrooms and living room - security screens on all doors - garage floor painted and cabinets for storage; ceiling fans; adjustment: GLA -\$1,400 Sun Lakes Country Club has two golf courses, championship and executive, three clubhouses, three pools, two restaurants, tennis and bocce ball courts plus a huge variety of clubs and activities for their 55+ residents.
- Sold 3** age diff. 1 yr. gla diff. 28 sq.ft. bed diff. 0; bath diff.0; lot diff; 436 sq.ft. upgraded floors, paint, hardware, ; wood and carpeted flooring throughout home. adjustment: GLA -\$1400 recessed lighting; fireplace; tiled kitchen counter tops with stainless appliances; fresh paint; no upgrades other than flooring Sun Lakes Country Club has two golf courses, championship and executive, three clubhouses, three pools, two restaurants, tennis and bocce ball courts plus a huge variety of clubs and activities for their 55+ residents.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			last recorded listing dated 9/14/2018;				
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	\$265,000	\$265,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
all of the comps were carefully selected using the search engines provided by the MRMLS system for Realtors; adjustments were considered and applied as needed for differences in property data.		

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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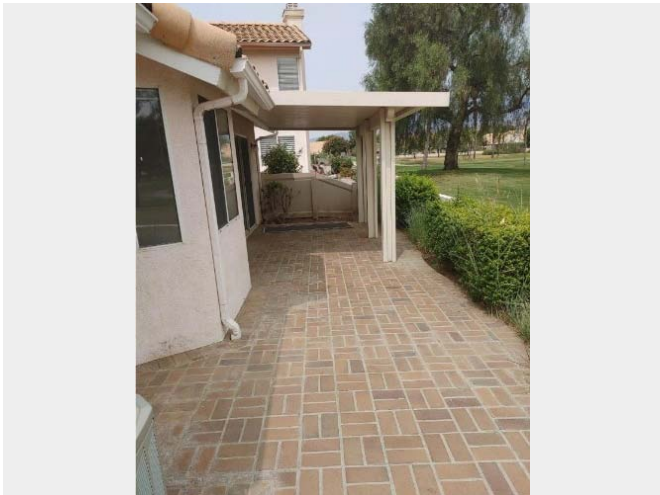
Subject Photos



Front



Address Verification



Back



Street



Street



Street

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 1344 Laguna Seca Ct
Banning, CA 92220



Front

L2 673 Big Spring Dr
Banning, CA 92220



Front

L3 495 Northwood
Banning, CA 92220



Front

Sales Photos

S1 1056 SOUTHERN HILLS
Banning, CA 92220



Front

S2 4917 W Forest Oaks Ave
Banning, CA 92220



Front

S3 5155 Riviera Ave
Banning, CA 92220



Front

ClearMaps Addendum

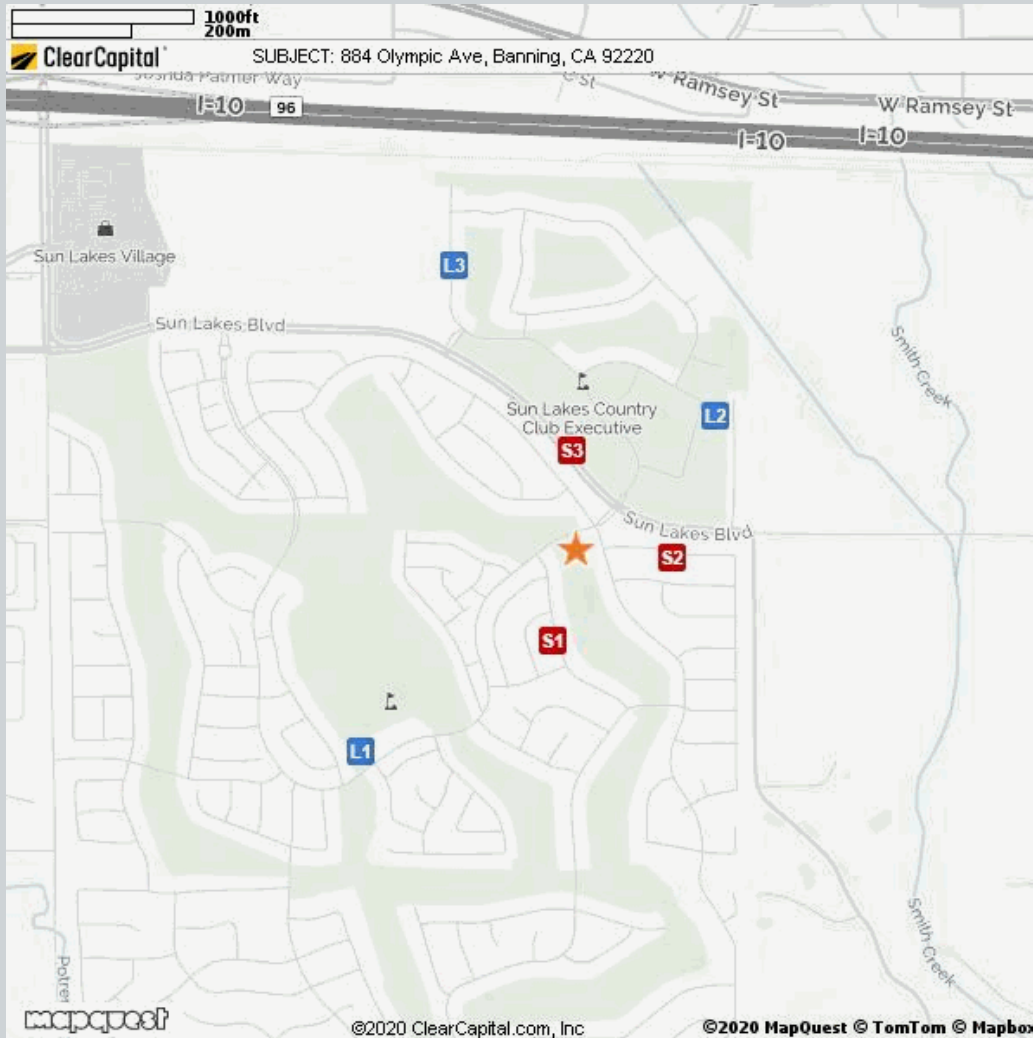
Address ★ 884 Olympic Avenue, Banning, CA 92220

Loan Number 41716

Suggested List \$265,000

Suggested Repaired \$265,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	884 Olympic Avenue, Banning, CA 92220	--	Parcel Match
L1 Listing 1	1344 Laguna Seca Ct, Banning, CA 92220	0.41 Miles ¹	Parcel Match
L2 Listing 2	673 Big Spring Dr, Banning, CA 92220	0.29 Miles ¹	Parcel Match
L3 Listing 3	495 Northwood, Banning, CA 92220	0.44 Miles ¹	Parcel Match
S1 Sold 1	1056 Southern Hills, Banning, CA 92220	0.12 Miles ¹	Parcel Match
S2 Sold 2	4917 W Forest Oaks Ave, Banning, CA 92220	0.15 Miles ¹	Parcel Match
S3 Sold 3	5155 Riviera Ave, Banning, CA 92220	0.15 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	Nelson Kane	Company/Brokerage	Coldwell Banker
License No	01760517	Address	32829 Yucaipa Blvd. Yucaipa CA 92399
License Expiration	08/01/2022	License State	CA
Phone	9097056123	Email	nwkane1@gmail.com
Broker Distance to Subject	11.94 miles	Date Signed	09/30/2020

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.