

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	665 San Pasquell Street, Hemet, CA 92545	Order ID	6818355	Property ID	28736012
Inspection Date	08/28/2020	Date of Report	08/31/2020		
Loan Number	41717	APN	448-331-008		
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	Guthrie	Condition Comments 55+ community most of the homes are the same amenities. Conforms to area and has attached garages. Needs garage door replaced
R. E. Taxes	\$882	
Assessed Value	\$70,825	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Doors windows locked)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$750	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$750	
HOA	valle hermosa 951-652-0200	
Association Fees	\$62 / Month (Other: streets only)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments 55+ community in very mixed area of homes and mobile homes and commercial. Established schools and parks and there is still REO activity in this county. There is currently 16 active listings. 4 pending listings and 13 sold since January 2020 in this complex
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$107,000 High: \$165,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	665 San Pasquell Street	2308 Corinto Ct	637 Corona St	2160 San Padre Ave
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92545	92545	92545	92545
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.25 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$107,000	\$149,000	\$155,000
List Price \$	--	\$107,000	\$149,000	\$155,000
Original List Date		08/05/2020	08/07/2020	06/21/2020
DOM · Cumulative DOM	-- · --	5 · 26	21 · 24	66 · 71
Age (# of years)	44	44	39	44
Condition	Average	Average	Average	Average
Sales Type	--	REO	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Mountain
Style/Design	1 Story Attached	1 Story Attached	1 Story Attached	1 Story Attached
# Units	1	1	1	1
Living Sq. Feet	827	827	827	827
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	5	4	4
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	.10 acres	.09 acres	.09 acres	.09 acres
Other	HOA Dues	HOA Dues	HOA Dues	HOA Dues

* 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.

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

Listing 1 same tract and amenities showing there is still REO in this area. Needs some exterior TLC but already pending sale. equal

Listing 2 Still active listing no price change. Has all the same amenities and area as subject needs some exterior maintenance done equal

Listing 3 same area as subject and no adjustments to amenities. Good comp for subject and area equal

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	665 San Pasquell Street	572 San Rogelio St	2212 San Padre Ave	549 San Pasquell St
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92545	92545	92545	92545
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.08 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$149,000	\$139,900	\$153,975
List Price \$	--	\$149,000	\$139,900	\$153,975
Sale Price \$	--	\$135,000	\$140,000	\$153,975
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	08/19/2020	06/25/2020	04/16/2020
DOM · Cumulative DOM	-- · --	3 · 43	1 · 22	2 · 37
Age (# of years)	44	45	44	45
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 Attached	1 Story Attached	1 Story Attached
# Units	1	1	1	1
Living Sq. Feet	827	827	827	827
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
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	.10 acres	.09 acres	.09 acres	.10 acres
Other	HOA Dues	HOA Dues	HOA Dues	HOA Dues
Net Adjustment	--	\$0	\$0	-\$2,000
Adjusted Price	--	\$0	\$0	\$151,975

* 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.

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

Sold 1 Same model and area as subject. has all the same amenities and no closing cost was paid. equal

Sold 2 Has some upgrades done recently and sold in 1 day. Good comp for the area as its the same amenities, equal

Sold 3 Sold at list price and paid -2000 in closing cost has the rest of amenities and same street as subject has some newer paint and carpet superior

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Nothing since sale 7/13/2001				
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	\$142,000	\$143,400
Sales Price	\$141,900	\$142,200
30 Day Price	\$139,900	--
Comments Regarding Pricing Strategy		
<p>The market has seen an increase in pricing in the last 4 months. Even with the current county pandemic. Interest rates are low and sellers are few. This area is 55+ and at least one owner must be 55. Some homes show pride of ownership and some are in need of some TLC. Sellers are still helping buyers with closing cost and repairs to get there homes sold faster. There is still a lot of people out of work, due to the stay at home order. This city has seen a lot of building recently of newer homes and these homes are offering solar. This is a good retirement home area good pricing and amenities. This county is still the highest unemployment and REO, short sales.</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



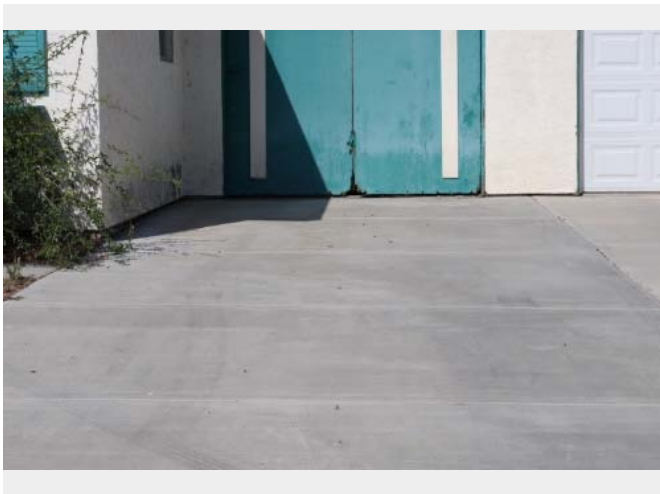
Address Verification



Address Verification



Street



Other

Listing Photos

L1 2308 Corinto Ct
Hemet, CA 92545



Front

L2 637 Corona St
Hemet, CA 92545



Front

L3 2160 San Padre Ave
Hemet, CA 92545



Front

Sales Photos

S1 572 San Rogelio St
Hemet, CA 92545



Front

S2 2212 San Padre Ave
Hemet, CA 92545



Front

S3 549 San Pasquell St
Hemet, CA 92545



Front

ClearMaps Addendum

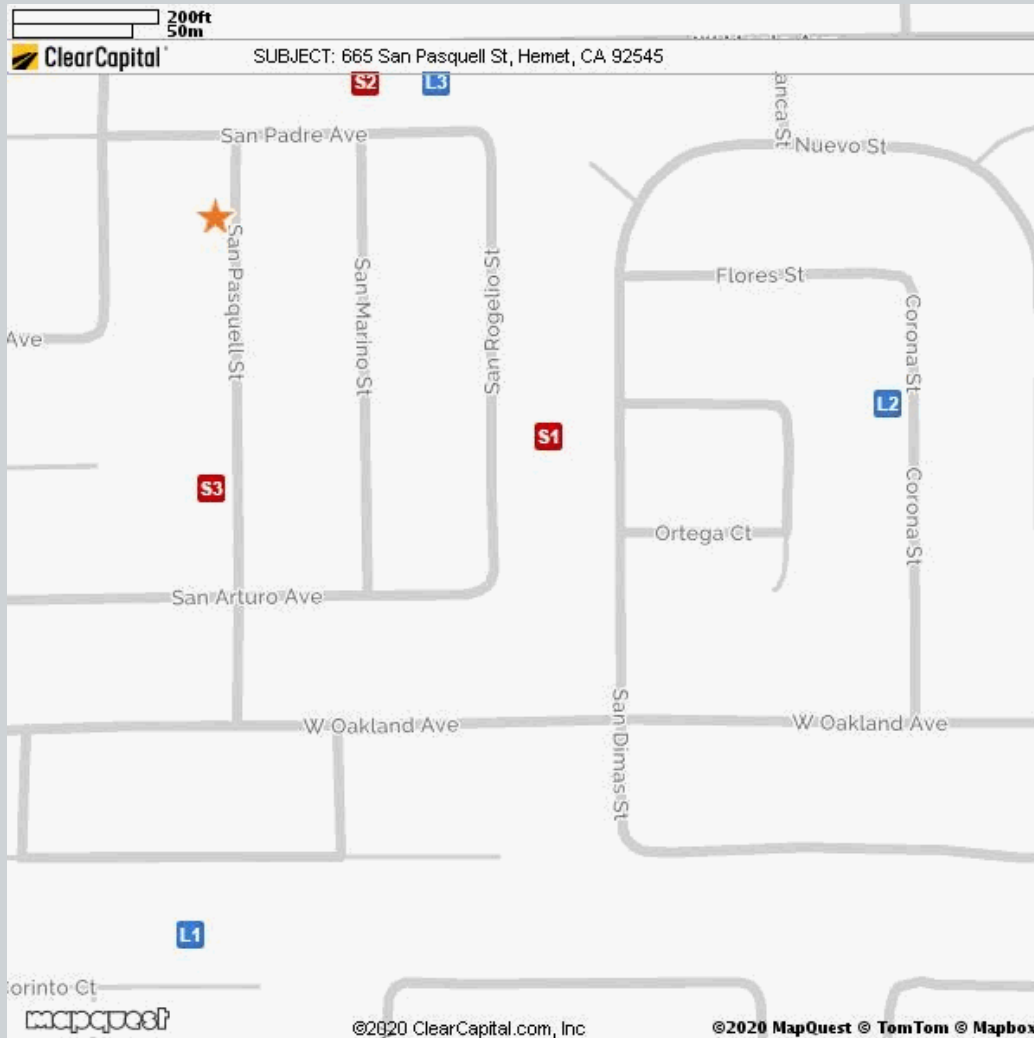
Address ★ 665 San Pasquell Street, Hemet, CA 92545

Loan Number 41717

Suggested List \$142,000

Suggested Repaired \$143,400

Sale \$141,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	665 San Pasquell St, Hemet, CA	--	Parcel Match
L1 Listing 1	2308 Corinto Ct, Hemet, CA	0.25 Miles ¹	Parcel Match
L2 Listing 2	637 Corona St, Hemet, CA	0.25 Miles ¹	Parcel Match
L3 Listing 3	2160 San Padre Ave, Hemet, CA	0.10 Miles ¹	Parcel Match
S1 Sold 1	572 San Rogelio St, Hemet, CA	0.14 Miles ¹	Parcel Match
S2 Sold 2	2212 San Padre Ave, Hemet, CA	0.08 Miles ¹	Parcel Match
S3 Sold 3	549 San Pasquell St, Hemet, CA	0.09 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	Beverly / Ruth Shan	Company/Brokerage	A Team Realty
License No	00852636	Address	1062 Silver dust tr Hemet CA 92545
License Expiration	05/31/2024	License State	CA
Phone	7148657008	Email	ateamrealty5@gmail.com
Broker Distance to Subject	1.02 miles	Date Signed	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:

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.