

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	2918 Marquette Street, San Diego, CA 92106	Order ID	7142930	Property ID	29701232
Inspection Date	03/03/2021	Date of Report	03/09/2021		
Loan Number	41725	APN	4412431400		
Borrower Name	Catamount Properties 2018 LLC	County	San Diego		

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	\$9,563	Subject is one story home with an attached garage Subject looks in average shape with no major issues or deferred maintenance Subject has no visible address so bracketed address and took street sign	
Assessed Value	\$775,000		
Zoning Classification	Residential R1		
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	Improving	Subject is located in an area of similar age and size homes that are in average to good shape Reo and short sales make up 1% of the market. High investor flip area Schools and stores are within one mile of the subject	
Sales Prices in this Neighborhood	Low: \$900,000 High: \$2,980,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2918 Marquette Street	3823 Udall St	3021 Lytton St	4526 Pescadero Ave
City, State	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
Zip Code	92106	92107	92110	92107
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.54 ¹	1.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,150,000	\$998,000	\$1,895,000
List Price \$	--	\$1,150,000	\$948,000	\$1,895,000
Original List Date		11/14/2020	11/23/2020	02/12/2021
DOM · Cumulative DOM	-- · --	67 · 115	68 · 106	13 · 25
Age (# of years)	41	66	70	31
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 trad	1 Story trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	2,066	1,971	1,884	2,480
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	3 · 3
Total Room #	8	8	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	.15 acres	.15 acres	.15 acres
Other	--	adu	--	--

* Listing 1 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** unique property features a larger home and two-car garage with a detached charming cottage complete with hardwood floors, knotty pine cabinets and vaulted ceilings. Live in one home and use the other for a guest house, office, or rent it out and reduce your cost of living. Minutes from the beach
- Listing 2** Remodeling in 2013 features a 660 square foot second story master flat with full bath, walk-in closet and balcony. Imported cork flooring from Portugal, New Zealand Wool Carpet runner on stairs, Luxurious six-foot soaking tub with Hans-Grohe fixtures. Cedar wood and Iron railing on balcony.
- Listing 3** hitectural details & stunning curb appeal! Once inside you will find an open, flexible floor plan that offers a master suite on each level of the home. Cleverly designed custom Chef's kitchen with center teak island. Both the generous upper level master retreat & spa-inspired master bath take full advantage of the unobstructed ocean views! This one of kind, no expense spared home has it all! Multiple outdoor covered & uncovered ocean view entertaining areas

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2918 Marquette Street	3521 Curtis St	2932 Poinsettia	3661 Leland Street
City, State	San Diego, CA	San Diego, CA	San Diego, CA	San Diego, CA
Zip Code	92106	92106	92106	92106
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.14 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,199,000	\$1,095,000	\$995,000
List Price \$	--	\$1,199,000	\$1,095,000	\$995,000
Sale Price \$	--	\$1,185,000	\$1,100,000	\$1,020,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	09/28/2020	07/17/2020	08/25/2020
DOM · Cumulative DOM	-- · --	17 · 52	8 · 37	10 · 40
Age (# of years)	41	79	70	81
Condition	Average	Average	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 trad	1 Story trad	1 Story trad	1 Story trad
# Units	1	1	1	1
Living Sq. Feet	2,066	2,200	2,150	1,652
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	3 · 2 · 1	4 · 2
Total Room #	8	8	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	.15 acres	.18 acres	.15 acres
Other	--	--	--	--
Net Adjustment	--	-\$18,400	-\$97,500	-\$31,400
Adjusted Price	--	\$1,166,600	\$1,002,500	\$988,600

* 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** flexible floor plan offers 3 bedrooms, including one 1 en-suite, 2 baths on the main level & an upper level master suite complete with a master bath & walk-in closet! Formal living & dining rooms, gleaming hardwood flooring, fireplace, large kitchen & 2 office areas. Multiple outdoor patios, pergola-13400size-5k bathroom
- Sold 2** This 3br/2.5 bath gem features wood floors, upgraded kitchen & baths, dual paned windows, central heat & AC, newer roof, large family room & master retreat w/spa tub, fireplace & attached garage 5k garage -2500bathroom-100k condition
- Sold 3** 4 bedroom/2 bathroom has all the bells and whistles today's new homeowner desires. The kitchen has been recently remodeled with quartz countertops, new appliances, and new flooring that flows throughout the entire home. Venture outside to an entertainer's dream of a backyard -100k condition41400size

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				outstanding location and will appeal to residents who love easy and quick access to a vast amount of amenities. Within walking distance is the Point Loma Plaza hosting multiple grocery stores, restaurants, shops and other businesses. Seaworld of San Diego is a quick bicycle ride away and the International Airport is mere minutes from the home. The coastline is minutes away as well with multiple beaches for relaxing in the sun. Several Bay areas are available as well all under 10-minute drives			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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
12/20/2019	\$799,900	09/19/2020	\$900,000	Sold	08/28/2020	\$678,247	MLS
09/19/2020	\$900,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,100,000	\$1,100,000
Sales Price	\$1,050,000	\$1,050,000
30 Day Price	\$1,030,000	--
Comments Regarding Pricing Strategy		
Searched for homes with 1600-2500 sqft listed and sold within 12 months and 2mile Unable to stay within five years of the subject as area has various ages Based on the low side due to past sale price Subject look occupied and may be under government non eviction policy		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The value variance is due to the prior report providing comps inferior in GLA to the subject. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.

Subject Photos



Front



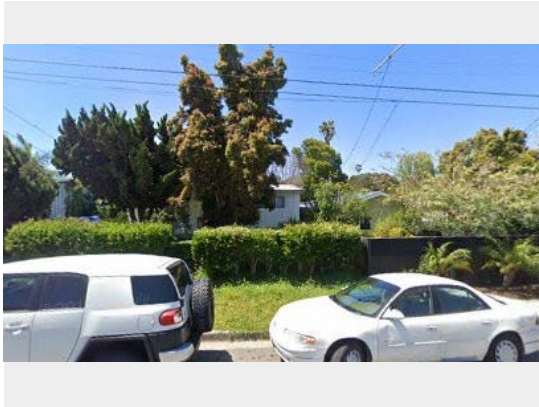
Address Verification



Street

Listing Photos

L1 3823 Udall St
San Diego, CA 92107



Front

L2 3021 Lytton St
San Diego, CA 92110



Front

L3 4526 Pescadero Ave
San Diego, CA 92107



Front

Sales Photos

S1 3521 Curtis St
San Diego, CA 92106



Front

S2 2932 Poinsettia
San Diego, CA 92106



Front

S3 3661 Leland Street
San Diego, CA 92106



Front

ClearMaps Addendum

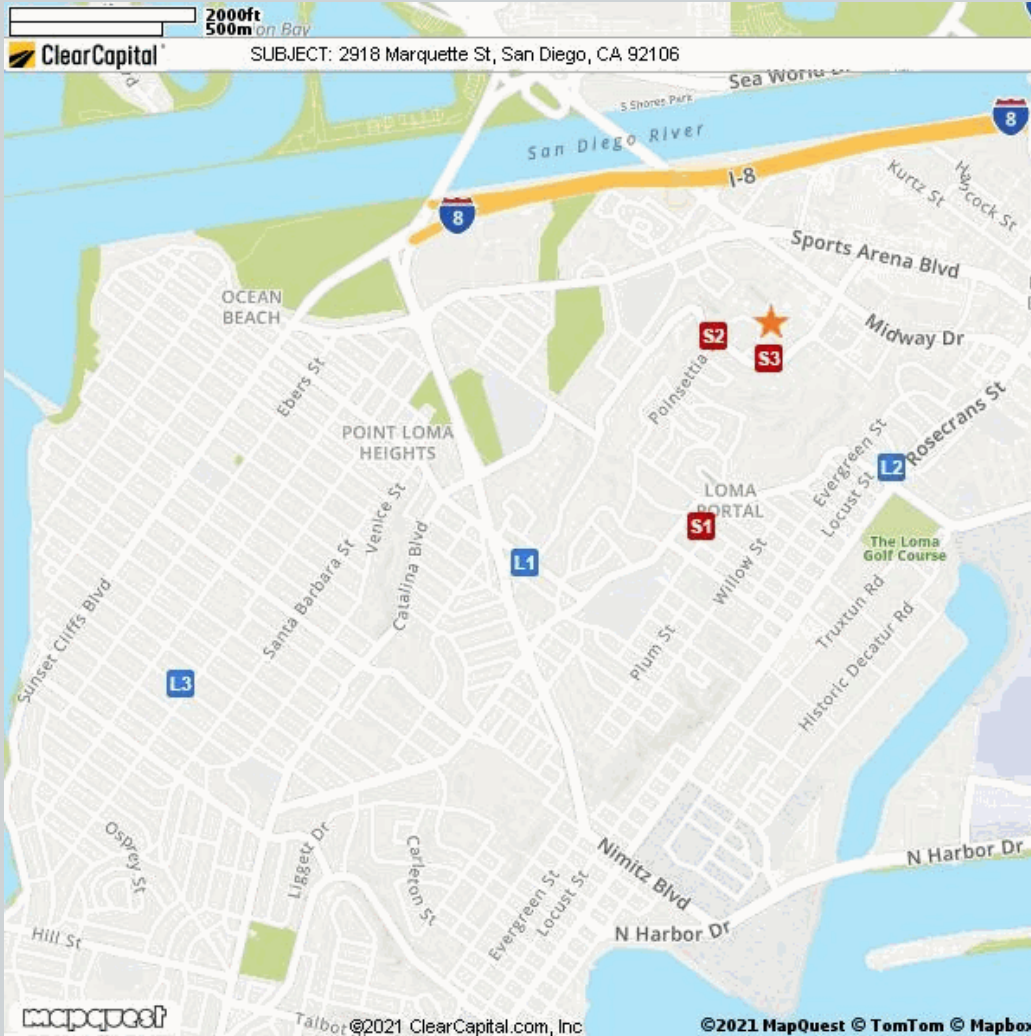
Address ★ 2918 Marquette Street, San Diego, CA 92106

Loan Number 41725

Suggested List \$1,100,000

Suggested Repaired \$1,100,000

Sale \$1,050,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2918 Marquette Street, San Diego, CA 92106	--	Parcel Match
L1 Listing 1	3823 Udall St, San Diego, CA 92107	0.96 Miles ¹	Parcel Match
L2 Listing 2	3021 Lytton St, San Diego, CA 92110	0.54 Miles ¹	Parcel Match
L3 Listing 3	4526 Pescadero Ave, San Diego, CA 92107	1.97 Miles ¹	Parcel Match
S1 Sold 1	3521 Curtis St, San Diego, CA 92106	0.59 Miles ¹	Parcel Match
S2 Sold 2	2932 Poinsettia, San Diego, CA 92106	0.14 Miles ¹	Parcel Match
S3 Sold 3	3661 Leland Street, San Diego, CA 92106	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	Dianne Patterson	Company/Brokerage	Nautlis Real Estate
License No	01705754	Address	9535 Mission gorge road Suite E Santee CA 92071
License Expiration	08/23/2021	License State	CA
Phone	6199943574	Email	dianneandsam@gmail.com
Broker Distance to Subject	14.66 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.