

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>	636 S Rose Street, Turlock, CA 95380	<b>Order ID</b>	6833018	<b>Property ID</b>	28782436
<b>Inspection Date</b>	09/09/2020	<b>Date of Report</b>	09/10/2020		
<b>Loan Number</b>	41860	<b>APN</b>	043-025-021-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Stanislaus		

**Tracking IDs**

<b>Order Tracking ID</b>	0909BPOs	<b>Tracking ID 1</b>	0909BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Brandon Mote	<b>Condition Comments</b>	Subject appears to be in average condition. Property profile show this home has 4 bedrooms and 2 baths. It has a front porch. One car attached garage. Large driveway.
<b>R. E. Taxes</b>	\$1,442		
<b>Assessed Value</b>	\$138,936		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
	(Neighbor told me subject sold)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	Homes in immediate area of subject also appear to be in average condition. This is a well established area of Turlock. These homes are close to Sunnyview Park. Not far from some shopping and the 99 freeway, which runs North and South through California.
<b>Local Economy</b>	Improving		
<b>Sales Prices in this Neighborhood</b>	Low: \$240,000 High: \$305,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	636 S Rose Street	630 E Olive Ave	311 S Palm St	1311 Lyons Ave
<b>City, State</b>	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
<b>Zip Code</b>	95380	95380	95380	95380
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.55 <sup>1</sup>	0.32 <sup>1</sup>	0.57 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$275,000	\$275,000	\$299,900
<b>List Price \$</b>	--	\$275,000	\$269,000	\$299,900
<b>Original List Date</b>		09/05/2020	08/13/2020	08/29/2020
<b>DOM · Cumulative DOM</b>	-- · --	4 · 5	11 · 28	3 · 12
<b>Age (# of years)</b>	73	82	90	90
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,291	1,112	917	1,146
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	2 · 1	2 · 1	3 · 1
<b>Total Room #</b>	6	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Detached 1 Car	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.14 acres	.11 acres	.07 acres	.16 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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.

## Current Listings - Cont.

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

**Listing 1** This charming home offers 2 bedrooms and 1 bath. Take a peak at the newly remodeled kitchen, flooring, and paint. This home is nestled in the heart of Turlock and is close to restaurants and the public library. Great for a starter family or a business location! Easy access to freeway!

**Listing 2** This is a great first time home. Nearly 1000sqft. with 2 bedrooms and 1 bath. Has a spacious combined living room and adjoining dining room. Cozy kitchen with tile countes has old world charm and is adjacent to indoor laundry area. New carpet and vinyl. The exterior features a front and back porch. Nice landscaping.

**Listing 3** Charming home with lots of character in the desirable Turlock neighborhood. This home features a large porch, a nice sized family room, dining room with built ins, a cute kitchen and an updated bathroom. Step out back to a nice sized yard with gazebo, sheds, garden and a carport.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	636 S Rose Street	1180 S Rose St	1041 S Minaret Ave	901 S Rose St
City, State	Turlock, CA	Turlock, CA	Turlock, CA	Turlock, CA
Zip Code	95380	95380	95380	95380
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 <sup>1</sup>	0.32 <sup>1</sup>	0.23 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$254,500	\$275,000	\$295,000
List Price \$	--	\$239,500	\$275,000	\$295,000
Sale Price \$	--	\$240,000	\$283,000	\$305,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	06/29/2020	06/30/2020	08/17/2020
DOM · Cumulative DOM	-- · --	11 · 66	4 · 34	11 · 46
Age (# of years)	73	65	65	66
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,291	1,008	1,134	935
Bdrm · Bths · ½ Bths	4 · 2	2 · 1	3 · 1	3 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.17 acres	.17 acres	.20 acres
Other	None	None	None	None
Net Adjustment	--	+\$19,280	+\$6,280	+\$1,424
Adjusted Price	--	\$259,280	\$289,280	\$306,424

\* Sold 2 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.

## Recent Sales - Cont.

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

- Sold 1** Roof and gutter are less than two weeks old, Water Heater and the HVAC system is approx. 2 1/2 years old. Well maintained, Original wood floors throughout except Kitchen area. Dual Pane windows Throughout, Great investment, Gas Stove, built in screen patio and a separate patio for your enjoyment. Large lot, alley access. Storage shed out back.
- Sold 2** Come see this cute home with allot of upgrades, space and nice location. Home has been recently updated with a brand new Central Heat & AC unit and HVAC throughout the home. Has a brand new bathroom, just recently painted Exterior and the interior of the home. Home has a large wide driveway for Boat storage & parking and has large backyard with space for RV parking. Must see!
- Sold 3** Charming 3 bedroom home. It features new composition roof, newer central heat and air, whole house fan, ceiling fans, dual pane windows, new interior paint, new carpet and tile floors. Kitchen features newer appliances, oak cabinets. Home seats on a corner large lot with RV parking and RV dump station, double steel gate.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Century 21 M&M	Subject last sold to this owner appears to be back on 01/22/2009.					
<b>Listing Agent Name</b>	Tami Gosselin						
<b>Listing Agent Phone</b>	209-529-6111						
<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>
08/06/2020	\$259,900	08/12/2020	\$259,900	Pending/Contract	08/12/2020	\$259,900	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$280,000	\$280,000
<b>Sales Price</b>	\$275,000	\$275,000
<b>30 Day Price</b>	\$260,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>We still have shortage of inventory in some area of the Central Valley. Especially when trying to find active/pending sales. With that being said, I sometimes have to expand search area and subject criteria to find enough comps for order. Some homes stay on the market longer, especially in smaller communities. Interest rates remain low. When dealing with large square footage homes such as subject, it is sometimes hard to find comps. Also it is harder for some potential buyers to qualify for loan. Our economy was getting stronger, now with the Covid-19 pandemic, sales of homes will be much more difficult to sell, due many people losing their jobs. As usual it is most difficult in this market trying to find similar active/ps comps that compare to subject. I am aware that subject is a pending sale is listed at #259,900. I am basing my drive by inspection and those comps found in determining a suggested market price. All sold comps are considered in determining this suggested market value. I tried not to let the subject list price influence my decision in this report. I am attaching a copy of subject MLS sheet.</p>		

## 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



Street



## Listing Photos

L1 630 E Olive Ave  
Turlock, CA 95380



Front

L2 311 S Palm St  
Turlock, CA 95380



Front

L3 1311 Lyons Ave  
Turlock, CA 95380



Front

## Sales Photos

**S1** 1180 S Rose St  
Turlock, CA 95380



Front

**S2** 1041 S Minaret Ave  
Turlock, CA 95380



Front

**S3** 901 S Rose St  
Turlock, CA 95380



Front

## ClearMaps Addendum

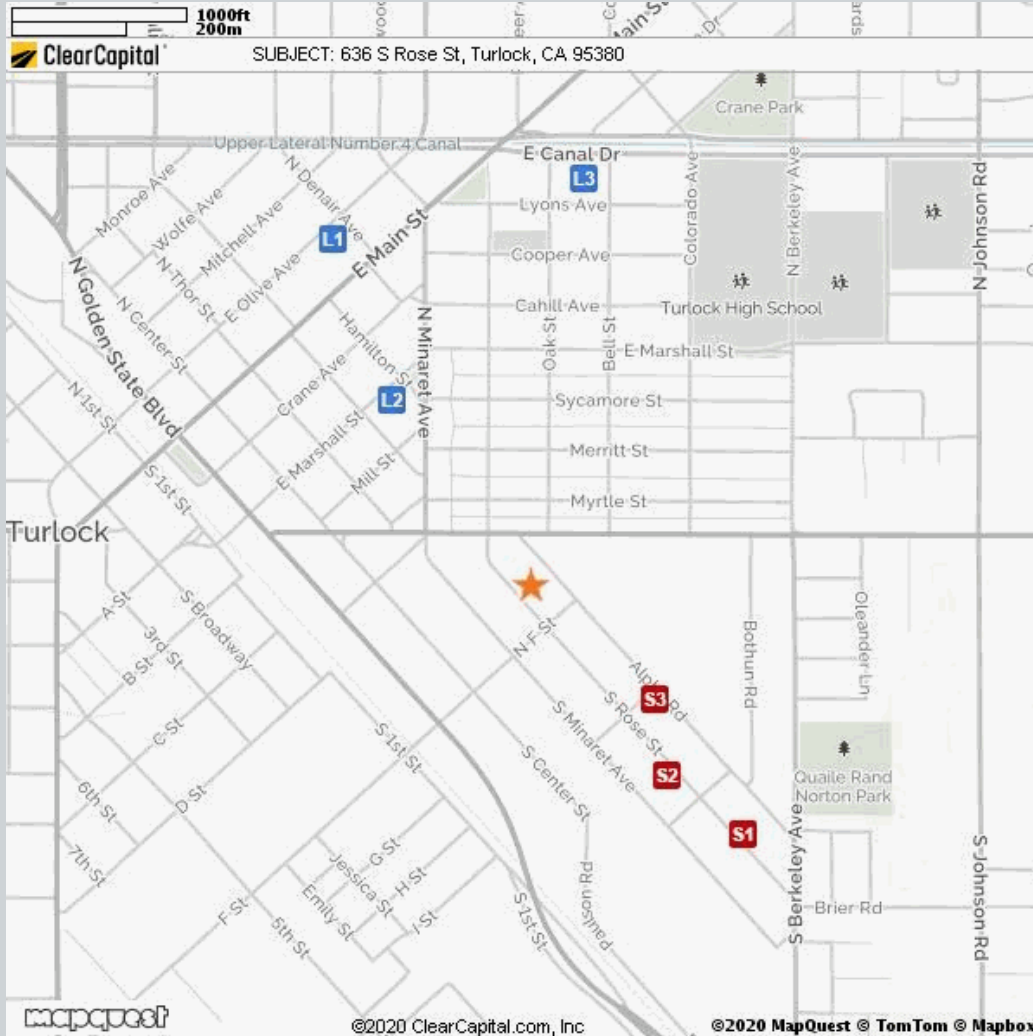
**Address** ★ 636 S Rose Street, Turlock, CA 95380

**Loan Number** 41860

**Suggested List** \$280,000

**Suggested Repaired** \$280,000

**Sale** \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	636 S Rose St, Turlock, CA	--	Parcel Match
L1 Listing 1	630 E Olive Ave, Turlock, CA	0.55 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	311 S Palm St, Turlock, CA	0.32 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1311 Lyons Ave, Turlock, CA	0.57 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1180 S Rose St, Turlock, CA	0.44 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1041 S Minaret Ave, Turlock, CA	0.32 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	901 S Rose St, Turlock, CA	0.23 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.

Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

## Report Instructions - cont.

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.

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>	Larry Eppers	<b>Company/Brokerage</b>	Century 21 M&M
<b>License No</b>	00954702	<b>Address</b>	2645 Oppelt Way Turlock CA 95380
<b>License Expiration</b>	03/15/2023	<b>License State</b>	CA
<b>Phone</b>	2094803951	<b>Email</b>	leppersw@gmail.com
<b>Broker Distance to Subject</b>	1.04 miles	<b>Date Signed</b>	09/09/2020

*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.**