

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	2510 N Bradley St, Visalia, CA 93292	Order ID	6866121	Property ID	28890380
Inspection Date	10/01/2020	Date of Report	10/02/2020		
Loan Number	42062	APN	091-221-034-000		
Borrower Name	Catamount Properties 2018 LLC	County	Tulare		

Tracking IDs

Order Tracking ID	0930BPOs	Tracking ID 1	0930BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Us Bank National Association, ;	Condition Comments	
R. E. Taxes	\$1,488	Has been graffiti'd inside and out side. Most of the windows appear to be intact lawn is dry and not taken care of. unknown of any other interior damage. There are interior pictures on the mls that show red spray painted Graffiti on walls it would run at least 5000 to remove the areas that are impossible to paint over new sheet rock etc.	
Assessed Value	\$139,235		
Zoning Classification	residential		
Property Type	PUD		
Occupancy	Vacant		
Secure?	Yes		
	(postings dead bolt lock box)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$5,000		
Estimated Interior Repair Cost	\$5,000		
Total Estimated Repair	\$10,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	mixed neighborhood. with condo's on the same street as PUD's and houses on larger lots than the Condo's. Some REO activity some short sale activity no board up homes. Not far from schools, and shopping and right by the river walk park.	
Sales Prices in this Neighborhood	Low: \$165,000 High: \$300,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2510 N Bradley St	413 E Oakridge Court	1326 E Ferguson Ct	1315 E Vine Court
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93292	93291	93292	93292
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.27 ¹	0.40 ¹
Property Type	PUD	SFR	PUD	SFR
Original List Price \$	\$	\$249,900	\$185,000	\$245,000
List Price \$	--	\$249,900	\$185,000	\$245,000
Original List Date		09/25/2020	08/22/2020	08/10/2020
DOM · Cumulative DOM	-- · --	6 · 7	40 · 41	52 · 53
Age (# of years)	37	27	30	27
Condition	Fair	Good	Fair	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 traditional	1 Story traditional	2 Stories traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,292	1,306	1,458	1,295
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2 · 1	3 · 2
Total Room #	5	6	5	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	.17 acres	.21 acres	.12 acres	.25 acres
Other	fence	fence f, p	fence	fence patio

* 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.

Current Listings - Cont.

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

- Listing 1** Elegantly Rehabbed 4 bedroom 2 bath Beauty with an enormous beautiful front yard with gorgeous mature Oak trees on a cul-de-sac. Fall in Love with this newly renovated home and make it your own. As you walk in you are greeted by an elegant & spacious living room with a fireplace and new windows to admire your front yard landscape. This home offers a newer roof, a brand new Air Conditioner a kitchen with new granite counter tops, all new stainless steel appliance
- Listing 2** This property is to be sold as part of a Portfolio. Investors Dream! Opportunity to grow 10+/- Years investing in one single shot! Price \$4,950,000, Well maintained 37 Doors Portfolio Bringing in \$431,856 in Rents/Year. Portfolio is composed of 27 single family homes (Home Values ranging from \$150-290K), 2 Duplexes and 1 Sixplex.
- Listing 3** This lovely home is on a 1/4 acre lot on a quiet SW Visalia cul-de-sac. The home was built in 1993, has 3 bedrooms, 2 baths and a kitchen with granite counters and beautiful custom lighting. The bathrooms have granite vanities and tile floors. The dining room opens onto a nice patio and a backyard that is enormous! To have an entire 1/4 acre lot in town is exciting!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2510 N Bradley St	1329 E Ferguson Court	1809 N Enos St	2068 E Harold Ave
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93292	93292	93292	93292
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.50 ¹	0.77 ¹
Property Type	PUD	PUD	SFR	PUD
Original List Price \$	--	\$179,900	\$239,000	\$179,900
List Price \$	--	\$179,900	\$239,000	\$179,900
Sale Price \$	--	\$186,500	\$237,900	\$181,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	07/06/2020	06/09/2020	04/10/2020
DOM · Cumulative DOM	-- · --	19 · 19	65 · 65	32 · 32
Age (# of years)	37	31	32	39
Condition	Fair	Good	Good	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 traditional	2 Stories traditional	1 Story traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,292	1,131	1,519	1,406
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	5	5	6	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	.17 acres	.12 acres	.16 acres	.03 acres
Other	fence	fence patio	fence patio f, p	fence patio f, p
Net Adjustment	--	+\$10,000	-\$23,000	+\$10,000
Adjusted Price	--	\$196,500	\$214,900	\$191,000

* 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** Take a look at this investor opportunity and keep the existing tenant. New paint and flooring within last 3 years. Kitchen features less than 2 year old stainless steel appliances which includes refrigerator and wash/dryer. Roof and water heater approximately 5 years. 5000 for lot size and 5000 for type of property
- Sold 2** Move in ready family home on a corner lot! The property also boasts RV parking. The owner will provide a new roof at the close of escrow!! NO FLOOD!! adj -20000 for coondition and -3000 for sq ft gla
- Sold 3** Spacious 2 story 3 BEdroom/2.5 Bath home in NE Visalia with new Exterior paint, all new upstairs flooring, new shower door in main bath, and new Ac Unit on 2nd story. Adj 5000 for type of property and 5000 for lot size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Modern broker sold it as a REO			
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
08/31/2020	\$169,900	09/10/2020	\$169,900	Sold	09/30/2020	\$184,275	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$192,000	\$212,000
Sales Price	\$192,000	\$212,000
30 Day Price	\$182,000	--
Comments Regarding Pricing Strategy		
<p>as is values bracketed by adjusted sold comps and taken into consideration market trends. the neighborhood is a mixture of condo's, PUD's and sfr. Very low inventory for this type of property. Once some money has been put into subject it will be closer to sfr price values instead of PUD values. But the sq ft gla and condition is supported by the PUD's. support for my interior repair cost are included in the repair section. There are no other comps similar to subject in condition there is barely any comps as i have stated before similar to subject . The market supports price conclusion at the as is values because the value of the home will be significantly higher once repairs have been made and yard is cleaned up.</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

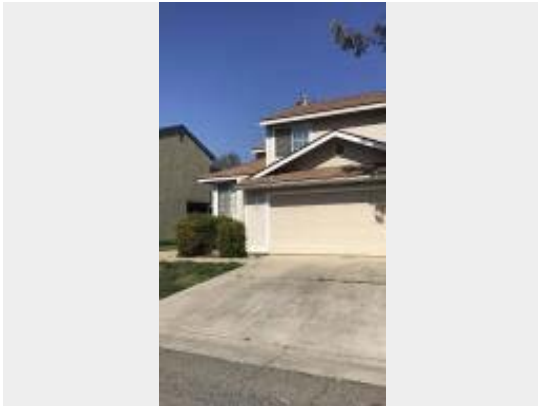
Listing Photos

L1 413 e oakridge court
Visalia, CA 93291



Front

L2 1326 e ferguson ct
Visalia, CA 93292



Front

L3 1315 e vine court
Visalia, CA 93292



Front

Sales Photos

S1 1329 e ferguson court
Visalia, CA 93292



Front

S2 1809 n enos st
Visalia, CA 93292



Front

S3 2068 e harold ave
Visalia, CA 93292



Front

ClearMaps Addendum

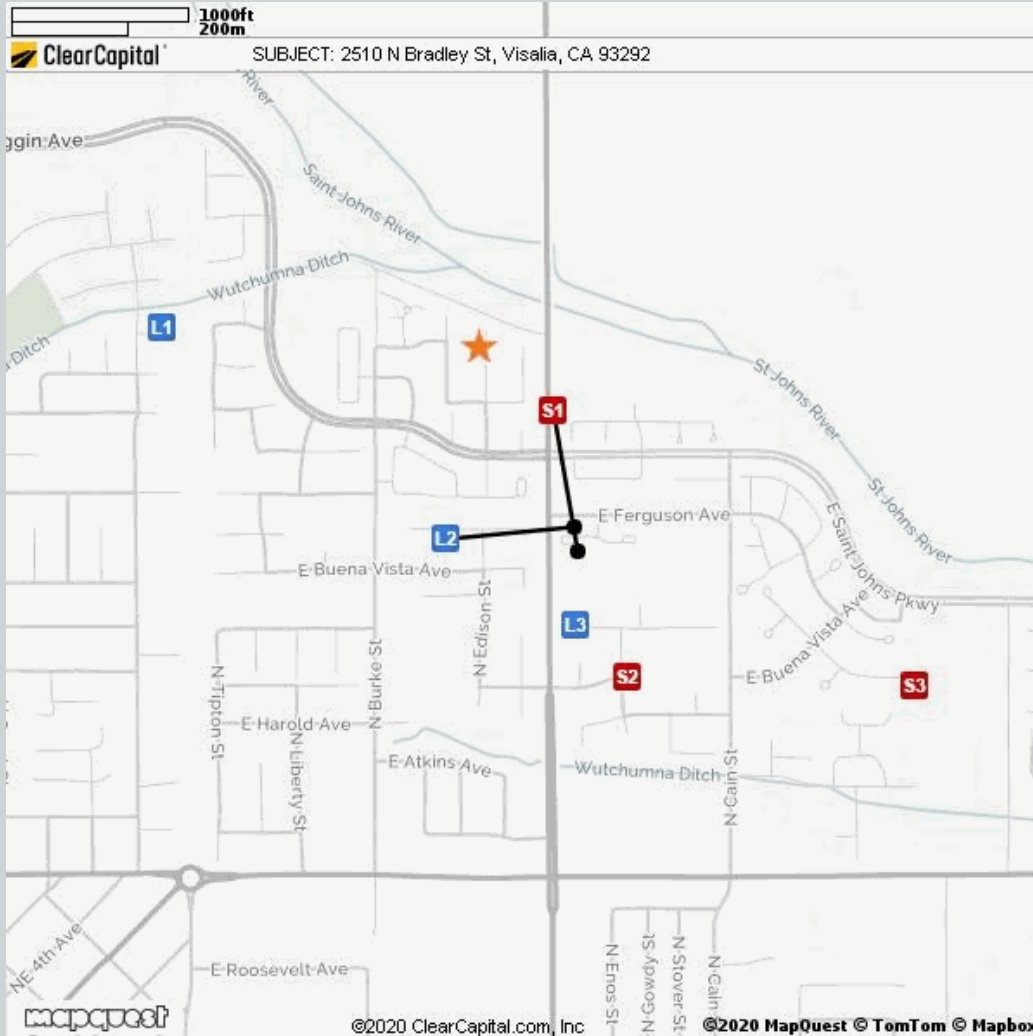
Address ★ 2510 N Bradley St, Visalia, CA 93292

Loan Number 42062

Suggested List \$192,000

Suggested Repaired \$212,000

Sale \$192,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2510 N Bradley St, Visalia, CA 93292	--	Parcel Match
L1 Listing 1	413 E Oakridge Court, Visalia, CA 93292	0.43 Miles ¹	Parcel Match
L2 Listing 2	1326 E Ferguson Ct, Visalia, CA 93292	0.27 Miles ¹	Parcel Match
L3 Listing 3	1315 E Vine Court, Visalia, CA 93292	0.40 Miles ¹	Parcel Match
S1 Sold 1	1329 E Ferguson Court, Visalia, CA 93292	0.30 Miles ¹	Parcel Match
S2 Sold 2	1809 N Enos St, Visalia, CA 93292	0.50 Miles ¹	Parcel Match
S3 Sold 3	2068 E Harold Ave, Visalia, CA 93292	0.77 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.

*** 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

Broker Name	Patricia Pratt	Company/Brokerage	Avedian Properties
License No	01718514	Address	209 W Main St VISALIA CA 93291
License Expiration	11/11/2021	License State	CA
Phone	5596251885	Email	catdecorcna@gmail.com
Broker Distance to Subject	1.68 miles	Date Signed	10/02/2020

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.