

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	8060 57th, Glendale, NEWYORK 11385	Order ID	9442214	Property ID	35610745
Inspection Date	06/27/2024	Date of Report	06/29/2024		
Loan Number	104968	APN	037290013		
Borrower Name	CAM XI Trust	County	Queens		

Tracking IDs					
Order Tracking ID	6.26_bpo_aged	Tracking ID 1	6.26_bpo_aged		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CAM REAL ESTATE XIA, LLC	Condition Comments
R. E. Taxes	\$4,531	Subject needs to be painted
Assessed Value	\$665,000	
Zoning Classification	Residential R4-1	
Property Type	Duplex	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$4,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$4,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments
Local Economy	Stable	Neighborhood area has an average inventory of foreclosure and short sale activity and is mostly owner occupied. The vacancy rate is low because both investors as well as owner occupants are attracted to this area, properties are overall well maintained.
Sales Prices in this Neighborhood	Low: \$60000 High: \$1375000	
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	8060 57th	78-37 62nd St	60-51 Cooper Ave	217 Eldert St
City, State	Glendale, NEWYORK	Glendale, NY	Glendale, NY	Brooklyn, NY
Zip Code	11385	11385	11385	11207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.30 ¹	0.72 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$699,000	\$879,000	\$925,000
List Price \$	--	\$699,000	\$859,888	\$925,000
Original List Date		04/23/2024	02/20/2024	06/17/2024
DOM · Cumulative DOM	-- · --	67 · 67	130 · 130	12 · 12
Age (# of years)	114	99	99	21
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	2 Stories 2 Story	2 Stories 2 Story	2 Stories Duplex	2 Stories Townhouse
# Units	2	2	2	2
Living Sq. Feet	720	1,320	1,296	1,638
Bdrm · Bths · ½ Bths	5 · 3	2 · 2	3 · 2	5 · 3
Total Room #	12	6	9	12
Garage (Style/Stalls)	None	Detached 1 Car	Detached 1 Car	None
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	600	650	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1 acres	0.05 acres	0.07 acres	0.05 acres
Other	None	None	None	None

* 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 Superior in age and GLA, inferior in bedroom, bathroom and lot size.

Listing 2 Superior in GLA and age, inferior in bathroom, bedroom and lot size.

Listing 3 Superior in age, and GLA, equal in bedroom and bathroom, inferior in lot size.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8060 57th	78-06 64th Pl	64-68 80th Ave	69-16 66th Place
City, State	Glendale, NEWYORK	Glendale, NY	Glendale, NY	Glendale, NY
Zip Code	11385	11385	11385	11385
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.47 ¹	0.95 ¹
Property Type	Duplex	SFR	SFR	SFR
Original List Price \$	--	\$929,000	\$875,000	\$823,000
List Price \$	--	\$879,000	\$875,000	\$823,000
Sale Price \$	--	\$855,000	\$875,000	\$823,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	08/07/2023	10/02/2023	04/29/2024
DOM · Cumulative DOM	-- · --	91 · 207	68 · 180	34 · 91
Age (# of years)	114	104	99	94
Condition	Average	Good	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	2 Stories 2 Story	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	2	2	2	2
Living Sq. Feet	720	1,360	1,153	1,308
Bdrm · Bths · ½ Bths	5 · 3	4 · 2	3 · 2	2 · 2 · 1
Total Room #	12	9	5	6
Garage (Style/Stalls)	None	None	Detached 1 Car	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	100%	50%
Basement Sq. Ft.	600	600	600	600
Pool/Spa	--	--	--	--
Lot Size	0.1 acres	0.05 acres	0.05 acres	0.05 acres
Other	None	None	None	None
Net Adjustment	--	-\$82,000	-\$63,800	-\$37,800
Adjusted Price	--	\$773,000	\$811,200	\$785,200

* 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.

Recent Sales - Cont.

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

- Sold 1** Equal in age, superior in in condition, GLA, inferior in bedroom, bathroom and lot size. Adjustments: condition -\$50,000.00, GLA -\$64,000.00, bedroom \$5,000.00, bathroom \$5,000.00, F basement -\$3,000.00, lot \$25,000.00.
- Sold 2** Superior in age, condition and GLA, inferior in bedroom, bathroom and lot size. Adjustments: age -\$7,500.00, condition -\$50,000.00, GLA -\$43,300.00, bedroom \$10,000.00, bathroom \$5,000.00, F basement -\$3,000.00, lot \$25,000.00.
- Sold 3** Superior in age, and GLA, inferior in bedroom, bathroom and lot size. Adjustments: age -\$20,000.00, GLA -\$58,800.00, bedroom \$15,000.00, bathroom \$2,500.00, F basement -\$1,500.00, lot \$25,000.00.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject was not listed/sold in the last 12 months.			
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	\$826,000	\$830,000
Sales Price	\$786,000	\$790,000
30 Day Price	\$786,000	--
Comments Regarding Pricing Strategy		
<p>The subject has a uniquely small GLA for a 2-family home I went back 12 months, in distance 1 mile, and even with relaxing age, lot size, and bed/bath search criteria, I could not find any comps with a similar GLA and I only found 1 comp that was sold in the past 3 months, I had to use comps with a GLA difference of more than 20% to find comps that I can use to complete this order. The comps used are the best possible currently available comps within 1 mile and are all from the same market area. The adjustments are sufficient for this area to account for the differences in the subject and comparable. Subject As Is value was determined by bracketing the sold comps, The subject condition was based only on an exterior visual inspection. and the photos that have been uploaded. A licensed real estate broker prepared this evaluation it is not an appraisal. This evaluation cannot be used to obtain financing. Notwithstanding any preprinted language to the contrary, this is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.</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



Side



Side



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 78-37 62nd St
Glendale, NY 11385



Front

L2 60-51 Cooper Ave
Glendale, NY 11385



Front

L3 217 Eldert St
Brooklyn, NY 11207



Front

Sales Photos

S1 78-06 64th Pl
Glendale, NY 11385



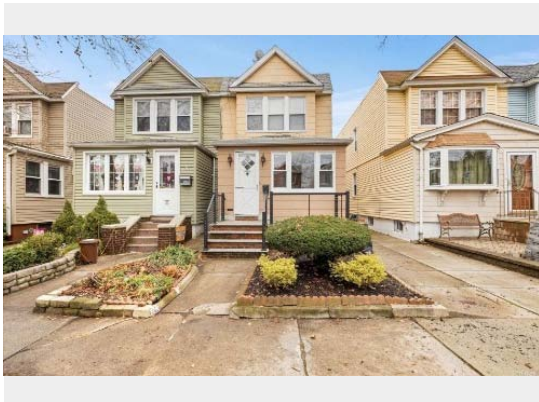
Front

S2 64-68 80th Ave
Glendale, NY 11385



Front

S3 69-16 66th Place
Glendale, NY 11385



Front

ClearMaps Addendum

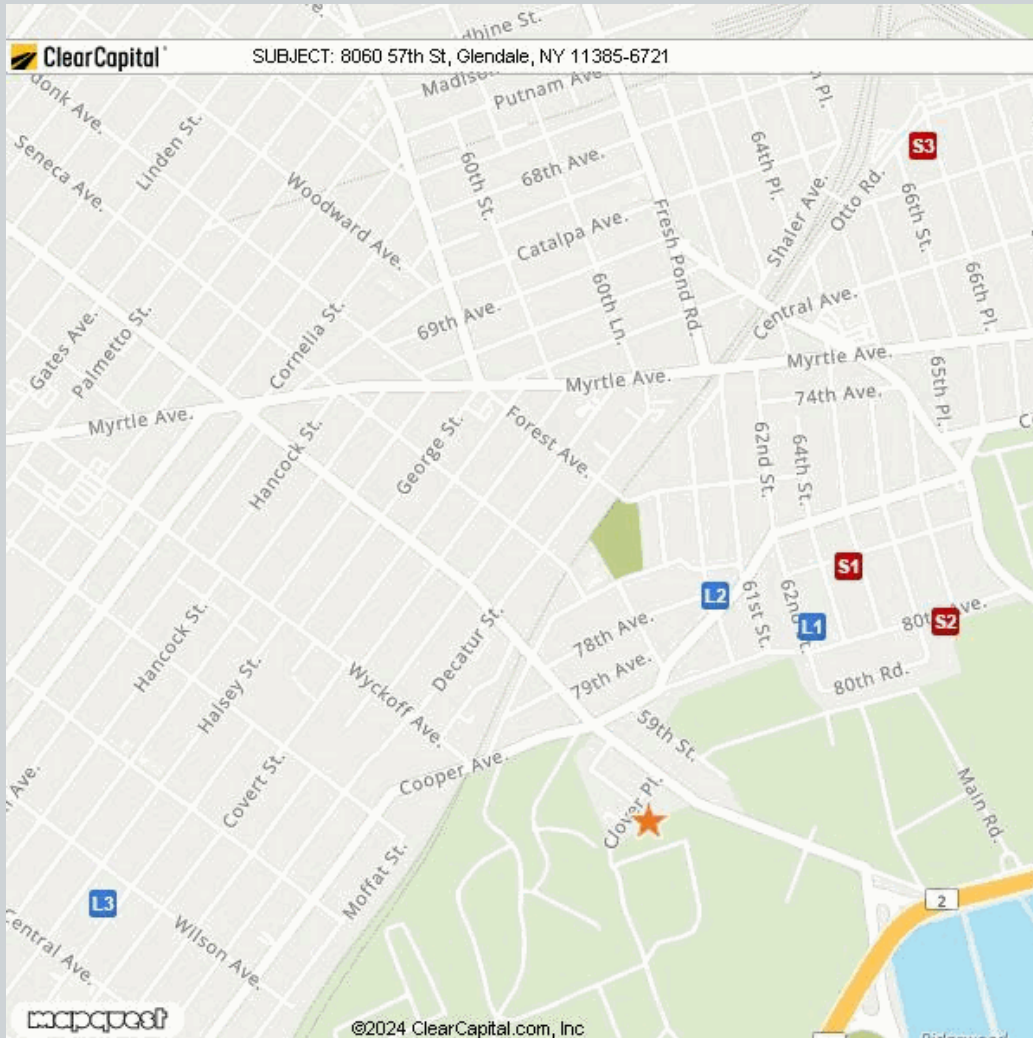
Address ★ 8060 57th, Glendale, NEWYORK 11385

Loan Number 104968

Suggested List \$826,000

Suggested Repaired \$830,000

Sale \$786,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8060 57th, Glendale, NewYork 11385	--	Parcel Match
L1 Listing 1	78-37 62nd St, Ridgewood, NY 11385	0.33 Miles ¹	Parcel Match
L2 Listing 2	60-51 Cooper Ave, Ridgewood, NY 11385	0.30 Miles ¹	Parcel Match
L3 Listing 3	217 Eldert St, Brooklyn, NY 11207	0.72 Miles ¹	Parcel Match
S1 Sold 1	78-06 64th Pl, Ridgewood, NY 11385	0.42 Miles ¹	Parcel Match
S2 Sold 2	64-68 80th Ave, Ridgewood, NY 11385	0.47 Miles ¹	Parcel Match
S3 Sold 3	69-16 66th Place, Ridgewood, NY 11385	0.95 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	Rachid lazzag	Company/Brokerage	lazzag Realty, Inc.
License No	31YA1082101	Address	23-66 33 STREET ASTORIA NY 11105
License Expiration	08/08/2025	License State	NY
Phone	3478672729	Email	lazzagrbpo@gmail.com
Broker Distance to Subject	5.60 miles	Date Signed	06/29/2024

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.