

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	27079 Manon Avenue, Hayward, CA 94544	Order ID	6044240	Property ID	25901769
Inspection Date	01/12/2019	Date of Report	01/13/2019		
Loan Number	31321	APN	453-40-18-4		
Borrower Name	BPF2				

Tracking IDs

Order Tracking ID	CS_FundingBatch53_01.10.2019	Tracking ID 1	CS_FundingBatch53_01.10.2019
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Vacant		Property is in updated average condition with no damages noticed or significant repairs needed. MLS Remarks: Welcome home to this breathtaking Hayward home! Immediately upon entering this sun-drenched residence you will be greeted by the elegant laminate flooring which will carry you to the fully updated kitchen which shines with custom cabinetry, sleek quartz counter-tops, and stainless steel appliances. There is a bonus unit with a kitchenette a full bath and 2 bedrooms! Enjoy the newly landscaped front and back yard that is perfect for entertaining or dining al fresco. Excellent location close to shops, restaurants, 880, Mission Blvd and Bart. Come see this hot commodity today!
Secure?	Yes (Locked doors and locked windows.)		
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		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm			Orig Price: \$729,900, List Date: 9/14/2018, Off Mkt Date: 12/7/2018
Listing Agent Name			
Listing Agent Phone			
# of Removed Listings in Previous 12 Months	1		
# 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
09/14/2018	\$729,900	--	--	Cancelled	12/07/2018	\$729,900	MLS

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		The median number of bdrms in the neighborhood properties is 3 and bthrms is 2. The median GLA is 1,380 and the median lot size is 0.12 acres and the median age of homes in the neighborhood is 65.
Sales Prices in this Neighborhood	Low: \$475,000 High: \$1,180,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	27079 Manon Avenue	1190 Raleigh Pl	404 Harris Rd	28211 Beatron Way
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94544	94544	94544	94544
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.31 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$799,000	\$858,888	\$710,000
List Price \$	--	\$799,000	\$799,000	\$710,000
Original List Date		12/14/2018	10/18/2018	10/26/2018
DOM · Cumulative DOM	-- · --	24 · 30	75 · 87	55 · 79
Age (# of years)	86	66	94	65
Condition	Average	Average	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Bungalow	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,208	2,360	2,059	1,750
Bdrm · Bths · ½ Bths	5 · 3	5 · 2	5 · 3	4 · 3
Total Room #	10	7	11	55
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.13 acres	0.25 acres	0.12 acres
Other	--	--	--	--

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

- Listing 1** This comp is 20 years younger than the subject, has the same bdrm count as the subject but has 1 less bthrm count than the subject. GLA is within 20% plus/minus of the subjects property. Property has a smaller lot size than the subject. Comp distance is within 0.55 miles of the subject.
- Listing 2** This comp is 8 years older than the subject, has the same bdrm/bthrm count than the subject. GLA is within 20% plus/minus of the subjects property. Property has a larger lot size as the subject. Comp distance is within 0.31 miles of the subject.
- Listing 3** This comp is 21 years younger than the subject, has 1 less bdrm count, but has the same bthrm count as the subject. GLA is within 20% plus/minus of the subjects property. Property has a smaller lot size than the subject. Comp distance is within 0.70 miles of the subject.

* 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.

V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	27079 Manon Avenue	32 Newhall St	27537 E 12th St	27522 E 11th Street
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94544	94544	94544	94544
Datasource	MLS	Public Records	Public Records	Public Records
Miles to Subj.	--	0.27 ¹	0.67 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$675,000	\$750,000	\$525,000
List Price \$	--	\$675,000	\$719,900	\$525,000
Sale Price \$	--	\$640,000	\$725,000	\$550,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	5/10/2018	6/20/2018	5/11/2018
DOM · Cumulative DOM	-- · --	1 · 36	24 · 92	4 · 58
Age (# of years)	86	64	60	69
Condition	Average	Average	Average	Fair
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1.5 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,208	1,728	1,697	2,529
Bdrm · Bths · ½ Bths	5 · 3	3 · 2	3 · 2	3 · 3
Total Room #	10	7	7	7
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	0.20 acres	0.20 acres	0.18 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$40,000	+\$40,000	+\$55,000
Adjusted Price	--	\$680,000	\$765,000	\$605,000

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

- Sold 1** This comp is 22 years younger than the subject, has 2 less bdrm/1 less bthrm count than the subject (+\$40,000). GLA is within 20% plus/minus of the subjects property. Property has a similar lot size as the subject. Comp distance is within 0.30 miles of the subject.
- Sold 2** This comp is 26 years younger than the subject, has 2 less bdrm/1 less bthrm count than the subject (+\$40,000). GLA is within 20% plus/minus of the subjects property. Property has a similar lot size as the subject. Comp distance is within 0.70 miles of the subject.
- Sold 3** This comp is 22 years younger than the subject, has 2 less bdrm counts than the subject, but has the same bthrm count as the subject (+\$50,000). GLA is within 20% plus/minus of the subjects property. Property has a smaller lot size than the subject (+\$5,000). Comp distance is within 0.70 miles of the subject.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$700,000	\$700,000
Sales Price	\$680,000	\$680,000
30 Day Price	\$660,000	--

Comments Regarding Pricing Strategy

For a FMV, the search criteria used was 12 months, the distance was within 1 mile, age used was +/- 15 years and GLA was within 25%. 4 list comps and 6 sold comps were found, but there were little to no comparable listings or sales property that have a similar style and GLA as the subject property. I have expanded all of my search parameters to locate that best support value for the subject and I have made the proper adjustments to determine the price.

VII. 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.

VIII. Property Images

Address 27079 Manon Avenue, Hayward, CA 94544
Loan Number 31321

Suggested List \$700,000

Suggested Repaired \$700,000

Sale \$680,000



Subject 27079 Manon Ave

View Front



Subject 27079 Manon Ave

View Front

VIII. Property Images (continued)

Address 27079 Manon Avenue, Hayward, CA 94544
Loan Number 31321

Suggested List \$700,000

Suggested Repaired \$700,000

Sale \$680,000



Subject 27079 Manon Ave

View Address Verification



Subject 27079 Manon Ave

View Address Verification

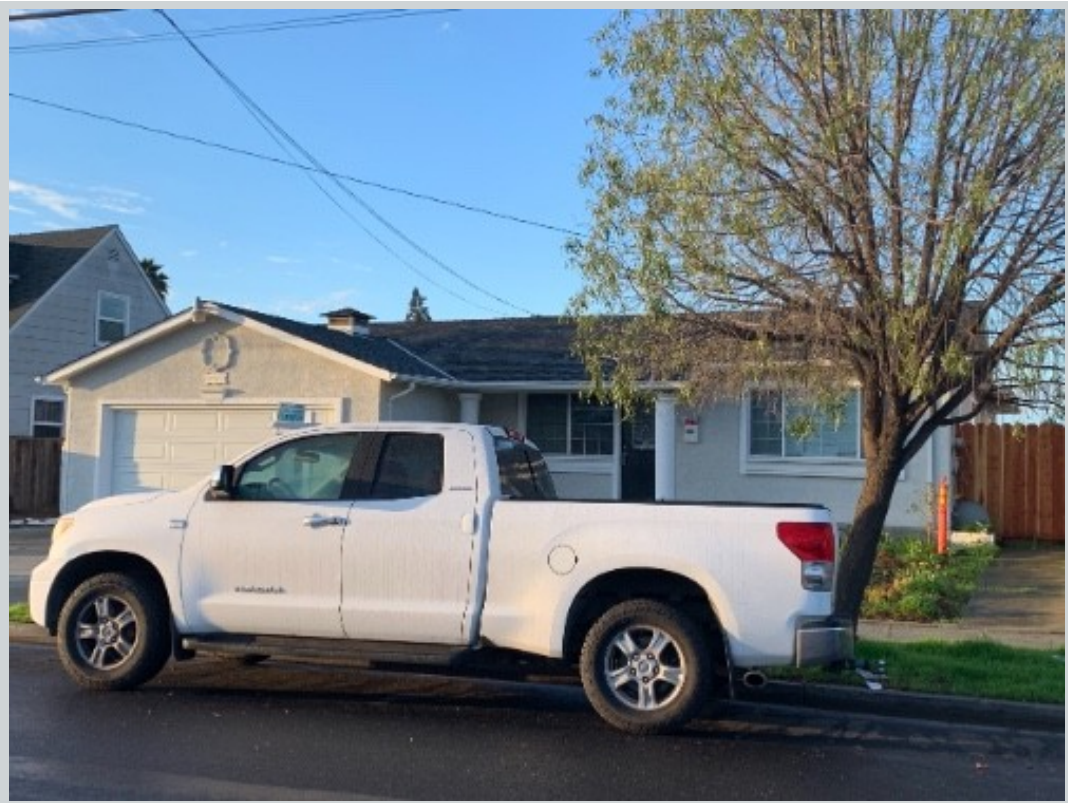
VIII. Property Images (continued)

Address 27079 Manon Avenue, Hayward, CA 94544
Loan Number 31321

Suggested List \$700,000

Suggested Repaired \$700,000

Sale \$680,000



Subject 27079 Manon Ave

View Side



Subject 27079 Manon Ave

View Side

VIII. Property Images (continued)

Address 27079 Manon Avenue, Hayward, CA 94544
Loan Number 31321

Suggested List \$700,000

Suggested Repaired \$700,000

Sale \$680,000



Subject 27079 Manon Ave

View Side



Subject 27079 Manon Ave

View Side

VIII. Property Images (continued)

Address 27079 Manon Avenue, Hayward, CA 94544
Loan Number 31321

Suggested List \$700,000

Suggested Repaired \$700,000

Sale \$680,000



Subject 27079 Manon Ave

View Street



Subject 27079 Manon Ave

View Street

VIII. Property Images (continued)

Address 27079 Manon Avenue, Hayward, CA 94544
Loan Number 31321

Suggested List \$700,000

Suggested Repaired \$700,000

Sale \$680,000



Listing Comp 1 1190 Raleigh Pl

View Front



Listing Comp 2 404 Harris Rd

View Front

VIII. Property Images (continued)

Address 27079 Manon Avenue, Hayward, CA 94544
Loan Number 31321 **Suggested List** \$700,000 **Suggested Repaired** \$700,000 **Sale** \$680,000



Listing Comp 3 28211 Beatron Way

View Front



Sold Comp 1 32 Newhall St

View Front

VIII. Property Images (continued)

Address 27079 Manon Avenue, Hayward, CA 94544
Loan Number 31321 **Suggested List** \$700,000

Suggested Repaired \$700,000

Sale \$680,000



Sold Comp 2 27537 E 12th St

View Front



Sold Comp 3 27522 E 11th Street

View Front

ClearMaps Addendum

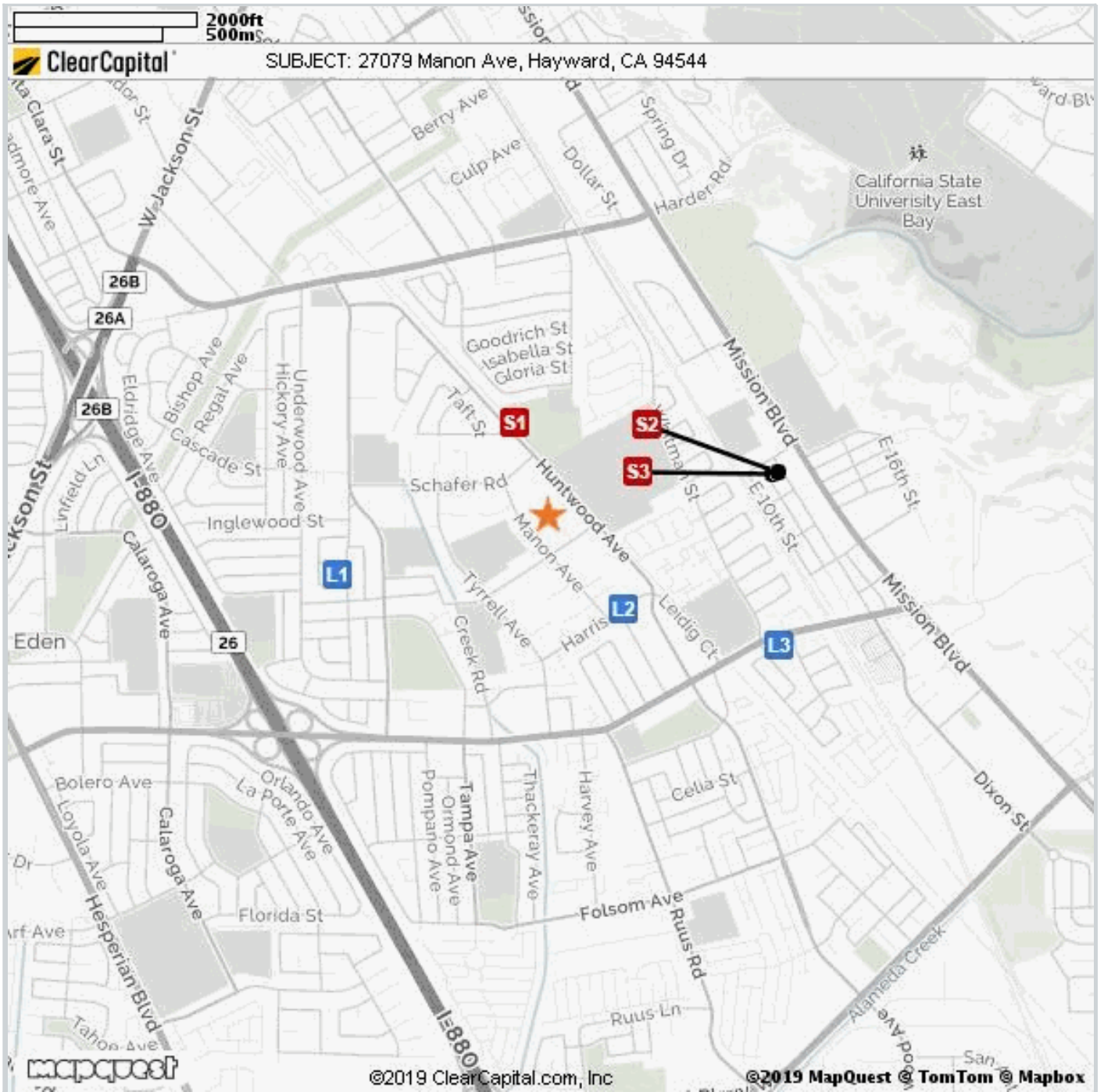
Address ★ 27079 Manon Avenue, Hayward, CA 94544

Loan Number 31321

Suggested List \$700,000

Suggested Repaired \$700,000

Sale \$680,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	27079 Manon Ave, Hayward, CA	--	Parcel Match
L1 Listing 1	1190 Raleigh Pl, Hayward, CA	0.55 Miles ¹	Parcel Match
L2 Listing 2	404 Harris Rd, Hayward, CA	0.31 Miles ¹	Parcel Match
L3 Listing 3	28211 Beatron Way, Hayward, CA	0.70 Miles ¹	Parcel Match
S1 Sold 1	32 Newhall St, Hayward, CA	0.27 Miles ¹	Parcel Match
S2 Sold 2	27537 E 12th St, Hayward, CA	0.67 Miles ¹	Parcel Match
S3 Sold 3	27522 E 11th Street, Hayward, CA	0.66 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.

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.

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 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	Tannicesha Jesse	Company/Brokerage	Elite REO Services
License No	01839581		
License Expiration	08/26/2020	License State	CA
Phone	5102598496	Email	tanni.jesse@elitereo.com
Broker Distance to Subject	1.49 miles	Date Signed	01/12/2019

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 Valuation 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.