

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	710 Ellsworth Street, San Francisco, CA 94110	Order ID	6718536	Property ID	28393778
Inspection Date	05/18/2020	Date of Report	05/20/2020		
Loan Number	31735	APN	5812-003		
Borrower Name	CRE	County	San Francisco		

Tracking IDs

Order Tracking ID	20200515_CS_Aged_Fac_BPO_Request	Tracking ID 1	20200515_CS_Aged_Fac_BPO_Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champerly Real Estate 2015 LLC	Condition Comments	
R. E. Taxes	\$13,359	Two story attached home, average condition, close to all amenities.	
Assessed Value	\$1,071,000		
Zoning Classification	SFR		
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	Urban	Neighborhood Comments	
Local Economy	Stable	Property is located near transportation, shopping and schools.	
Sales Prices in this Neighborhood	Low: \$770,000 High: \$2,880,000		
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	710 Ellsworth Street	3817 Folsom St	217 Bocana St	35 Milton St
City, State	San Francisco, CA	San Francisco, CA	San Francisco, CA	San Francisco, CA
Zip Code	94110	94110	94110	94112
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.42 ¹	0.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,299,950	\$1,395,000	\$1,190,000
List Price \$	--	\$1,299,950	\$1,395,000	\$1,190,000
Original List Date		05/08/2020	03/01/2020	02/05/2020
DOM · Cumulative DOM	-- · --	11 · 12	8 · 80	104 · 105
Age (# of years)	76	97	94	95
Condition	Average	Average	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	Beneficial ; City Skyline
Style/Design	2 Stories Trad.	2 Stories Trad.	2 Stories Trad.	2 Stories Trad.
# Units	1	1	1	1
Living Sq. Feet	993	1,175	1,068	950
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 2	3 · 1
Total Room #	4	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.04 acres	0.04 acres	0.02 acres	0.06 acres
Other	--	--	--	--

* Listing 3 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** FIXER UPPER! A great opportunity to own property in a desirable neighborhood. Seller currently has an appraisal at 2,200,000, based on property being completed and finalized, with factoring in additional square footage. Engineering plans will be conveyed with purchase.
- Listing 2** On a tree lined block in the heart of Bernal you will find this stylish Victorian Cottage, a masterful mix of vintage and modern. Superbly renovated in 2017, it boasts brilliant design, opulent finishes, radiant heat and meticulous attention to detail. The open living level features a well appointed kitchen overlooking the front yard, generous dining and living rooms with vaulted ceilings, built-in seating, a built-in Italian Murphy bed for guests and a full bath. The second level features two beds, one en-suite and a garage being used as a mud room. Parking, storage and great outdoor yard and patio! Original hardwood floors, new windows and tons of light stream through this home thank to a lot that spans from one block to the next. Just moments to Cortland Street, its an easy stroll to Holly Park, the butcher, artisanal coffee shops, craft cocktail bars, boutique shops and fab dining. Easy access to shuttles, MUNI, and freeways. Minutes to the Mission, Glen Park. This home is it all!
- Listing 3** Enjoy your evenings with fantastic views of Bernal Heights/College Hills area from the recent updated deck . 2 bedrooms 1 bathroom on main label. 1 extra bedroom and 1 bathroom downstairs. Plenty space at the garage with lot of potential.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	710 Ellsworth Street	19 Roscoe St	618 Gates St	554 Banks St
City, State	San Francisco, CA	San Francisco, CA	San Francisco, CA	San Francisco, CA
Zip Code	94110	94110	94110	94110
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.08 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$895,000	\$1,259,000	\$899,000
List Price \$	--	\$895,000	\$1,259,000	\$899,000
Sale Price \$	--	\$1,200,000	\$1,190,000	\$1,100,000
Type of Financing	--	Conv.	Conv.	Cash
Date of Sale	--	12/10/2019	05/24/2019	07/17/2019
DOM · Cumulative DOM	-- · --	13 · 41	21 · 32	1 · 16
Age (# of years)	76	120	112	70
Condition	Average	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	Beneficial ; City Skyline
Style/Design	2 Stories Trad.	2 Stories Trad.	2 Stories Trad.	2 Stories Trad.
# Units	1	1	1	1
Living Sq. Feet	993	873	900	1,000
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 1	2 · 1
Total Room #	4	5	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.04 acres	0.03 acres	0.04 acres	0.04 acres
Other	--	--	--	--
Net Adjustment	--	-\$17,590	-\$64,000	-\$10,000
Adjusted Price	--	\$1,182,410	\$1,126,000	\$1,090,000

* 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** +5810 smaller lot size, +45,600 smaller GLA, -75,000 updated, +11,000 older construction, -5000 one more bathroom, This charming, updated starter home or pied-a-terre, is a condo-alternative that perfectly embodies elegant Victorian sensibility and modern day living. Drenched in natural sunlight, the main level is perfect for entertaining, as it boasts a contemporary open concept, that fluidly blends the living, dining and kitchen spaces. The functional kitchen is beautifully appointed with marble countertops, high quality stainless steel appliances, a farmhouse double sink, and ample cabinet space. The flexible room which can be used as an office, guest room, etc., and a full bathroom with shower over bath complete the main level. Upstairs your own private sanctuary draws you in, with a beautifully finished attic space ideal as a meditation/yoga alcove, or playroom and a bedroom w/generous closet. Downstairs includes a master bedroom and en suite, private backyard, 1 car garage w/storage, and washer/dryer. Close to shops/eateries on Cortland, Holly Park, St. Mary's Park and Playground.
- Sold 2** -75,000 updated, +11,000 older construction This Bernal Heights home checks all of the boxes. This two bedroom, one bath home has a very open floor plan, enhanced by six sky lights, a large private front yard and wrap around deck complete with a sunken hot tub. With a kitchen that was just redone, as well as new carpets, this home is move in ready. The home has an oversized tandem 2 car garage with laundry, one driveway parking spot, plus a street parking spot in front of the driveway, All of this is perfectly located on the flat part of Gates, where you can enjoy the weekend flea market, farmer's market, all of the quaint restaurants, coffee shops, and the spectacular views you will be rewarded with from Precita Park.oh and there's no extra charge for all the extra sunshine!!
- Sold 3** -10,000 city views, 2 bed 1 bath with views. In need of remodel. Close to all amenities.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No sale or listings 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	\$1,105,000	\$1,105,000
Sales Price	\$1,100,000	\$1,100,000
30 Day Price	\$1,090,000	--
Comments Regarding Pricing Strategy		
Expanded out 1 mile, 30% GLA and 12months back to find comps. Final value is based on the comps used in the report.		

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 3817 Folsom St
San Francisco, CA 94110



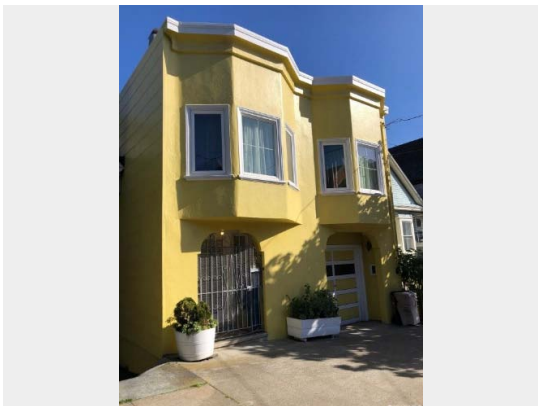
Front

L2 217 Bocana St
San Francisco, CA 94110



Front

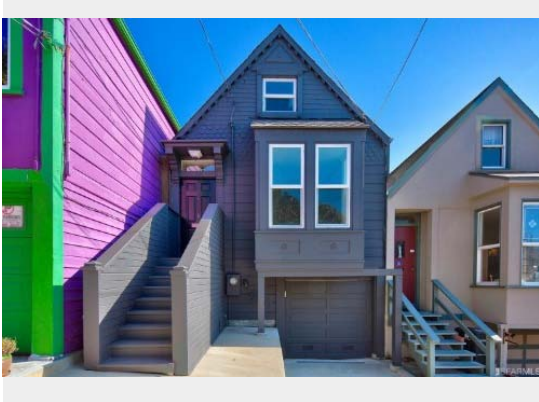
L3 35 Milton St
San Francisco, CA 94112



Front

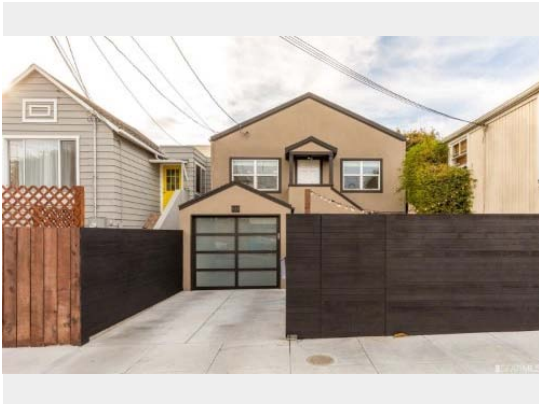
Sales Photos

S1 19 Roscoe St
San Francisco, CA 94110



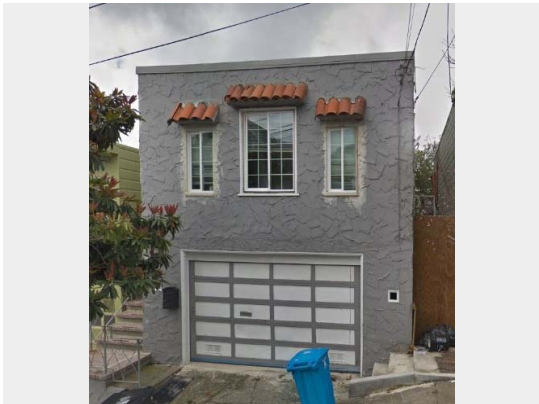
Front

S2 618 Gates St
San Francisco, CA 94110



Front

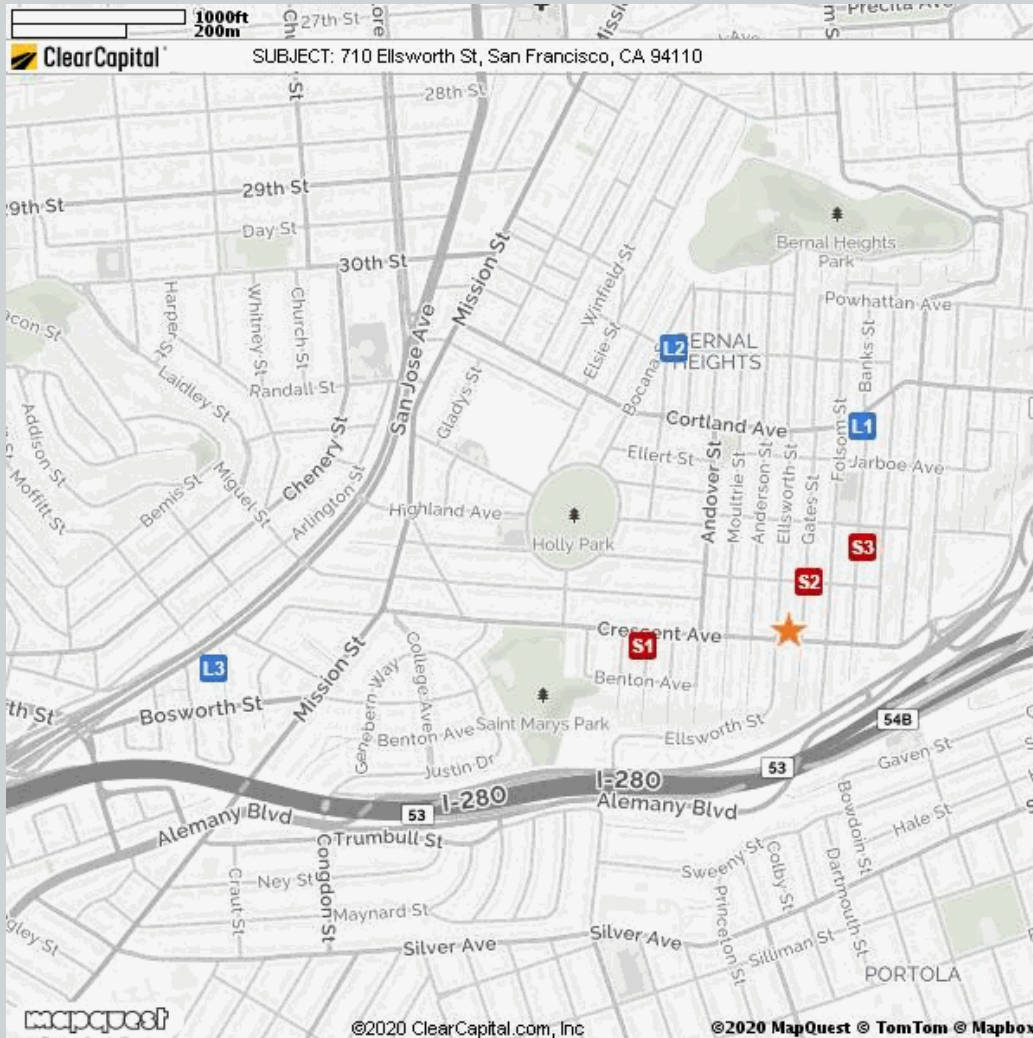
S3 554 Banks St
San Francisco, CA 94110



Front

ClearMaps Addendum

Address ★ 710 Ellsworth Street, San Francisco, CA 94110
Loan Number 31735 **Suggested List** \$1,105,000 **Suggested Repaired** \$1,105,000 **Sale** \$1,100,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	710 Ellsworth St, San Francisco, CA	--	Parcel Match
L1 Listing 1	3817 Folsom St, San Francisco, CA	0.31 Miles ¹	Parcel Match
L2 Listing 2	217 Bocana St, San Francisco, CA	0.42 Miles ¹	Parcel Match
L3 Listing 3	35 Milton St, San Francisco, CA	0.77 Miles ¹	Parcel Match
S1 Sold 1	19 Roscoe St, San Francisco, CA	0.19 Miles ¹	Parcel Match
S2 Sold 2	618 Gates St, San Francisco, CA	0.08 Miles ¹	Parcel Match
S3 Sold 3	554 Banks St, San Francisco, CA	0.16 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	Nina Pozdnyakova	Company/Brokerage	New Light Realty
License No	01851157	Address	216 Castleton Way San Bruno CA 94066
License Expiration	10/08/2020	License State	CA
Phone	6506196249	Email	nina@newlightrealty.com
Broker Distance to Subject	7.59 miles	Date Signed	05/19/2020

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.