

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	1008 Johnson Street, Oregon City, OR 97045	Order ID	6095754	Property ID	26154580
Inspection Date	03/06/2019	Date of Report	03/07/2019		
Loan Number	31935	APN	00851947		
Borrower Name	BPF2				

Tracking IDs

Order Tracking ID	CS_FundingBatch56_03.06.2019	Tracking ID 1	CS_FundingBatch56_03.06.2019
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	Subject has good condition with no visible signs of any deterioration nor the need for any repairs.
Occupancy	Vacant		
Secure?	Yes		
(Property currently secured by listing agent has lock box on the side door.)			
Ownership Type	Fee Simple		
Property Condition	Good		
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	Subject been listed and withdrawing form market 01/25/2019
Listing Agency/Firm			
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
01/09/2019	\$289,900	--	--	Withdrawn	01/25/2019	\$289,900	MLS

III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	Subject property is located in a very nice established neighborhood with very easy access to major highway and other services. The subject is located in an established neighborhood with homes in average to good condition. Subject is located in a conforming neighborhood with homes of similar style, age and lot size. Market gets improved for the past few months in this area and value has been increasing. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines concerning the price range between the high and low.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$280,000 High: \$310,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1008 Johnson Street	531 Logus St	916 12th St	146 Warner Parrott Rd
City, State	Oregon City, OR	Oregon City, OR	Oregon City, OR	Oregon City, OR
Zip Code	97045	97045	97045	97045
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	1.20 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$300,000	\$299,000
List Price \$	--	\$310,000	\$283,000	\$299,000
Original List Date		12/11/2018	01/21/2018	03/20/2018
DOM · Cumulative DOM	-- · --	85 · 86	43 · 410	345 · 352
Age (# of years)	67	81	89	64
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	2 Stories bungalow	2 Stories bungalow	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	864	885	1,008	1,140
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	6	6	6
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	None	None
Basement (Yes/No)	No	Yes	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	375	437	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.10 acres	0.09 acres	0.45 acres
Other	porch patio	porch patio	porch	patio

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

- Listing 1** Close in Oregon City, near hospital, library, coffee shops and restaurants. 3 bedroom and 1 bath with new carpet in main level bedrooms and more repairs done. Easy to maintain, fenced yard with plenty of room to garden and play. Fruit trees and gate to alley behind. Nice, big tandem garage.
- Listing 2** Easy access to freeways/river/shops/parks/dog parks & eateries. Complete remodel, newer cherry stained bamboo floors, granite, tile, lighting, fixtures, decking, siding, porch, fencing in 2012. Roof 2016, along w/ new SS appls, low maintenance yard & raised garden beds. Custom outdoor kitchen/entertaining area & basement storage/workshop.
- Listing 3** Newly remodeled cozy 3 bedroom home located in beautiful Oregon city. Property is just under a half acre. Kitchen has all new appliances, unique marble counter tops, hardwood floors throughout the home. Newly tiled bathroom with beautiful slate in shower and new bathtub. Fresh new exterior and interior paint, with light pastel earthy colors. New stained front deck, with rock patio in back.

* 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	1008 Johnson Street	1209 Linn Ave	149 Donald St	1417 15th St
City, State	Oregon City, OR	Oregon City, OR	Oregon City, OR	Oregon City, OR
Zip Code	97045	97045	97045	97045
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.21 ¹	1.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,500	\$299,000	\$299,900
List Price \$	--	\$289,500	\$299,000	\$299,900
Sale Price \$	--	\$289,500	\$296,000	\$300,000
Type of Financing	--	Fha	Va	Conv
Date of Sale	--	1/29/2019	12/6/2018	12/31/2018
DOM · Cumulative DOM	-- · --	55 · 95	57 · 83	13 · 26
Age (# of years)	67	58	65	79
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	1 Story ranch	1 Story ranch	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	864	912	960	720
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	5	5	6	5
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	None	None
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	%	--	--	720
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.17 acres	0.24 acres	0.12 acres
Other	porch patio	patio	patio	patio porch
Net Adjustment	--	-\$5,000	-\$5,000	-\$1,000
Adjusted Price	--	\$284,500	\$291,000	\$299,000

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

- Sold 1** Super great 1st time buyer or investment home! Great Floor Plan, Large Kitchen, Hardwood floors, 2 Bedrooms 1 Bathroom, Very Large Fenced lot, Covered Patio, Tool Shed, Buyer check Possibility for add on for extra Bedrooms or Bathrooms....Super Clean and Move in Ready. This comp been adjusted for more sq ft then subject -2000 and bigger lot size -3000
- Sold 2** This open concept, Single-Level Oregon City Home features a large, fully fenced backyard, tool shed, wide driveway and a new composition roof in 2017. Space off the main living area can be used as a formal dining room or as a 3rd bedroom. Dedicated laundry room with lots of storage-- All kitchen appliances are included in the sale so you can move right in and enjoy fall barbecues on the covered back patio! This comp to be adjusted for more sq ft -3000 bigger lot size -7000 and none car garage 5000
- Sold 3** Beautiful Oregon City bungalow just a short walk to local parks, Washington St cafes and great neighborhoods. Newly remodeled bathroom and kitchen with beautiful tile, brand new cabinetry, and a pull-out dishwasher. Attic space for storage and a full basement with rough-in plumbing for a 2nd bathroom and/or 3rd bedroom. New roof, sewer line and AC. This comp been adjusted for less sq ft 4000 none garages 5000 and full basement -10000

* 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	\$299,900	\$299,900
Sales Price	\$290,000	\$290,000
30 Day Price	\$280,000	--

Comments Regarding Pricing Strategy

Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. At the time of inspection, there were no negative features that were noted that would have a negative impact on the subject property's value.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in good condition. Comps are similar in characteristics, located within 1.35 miles and the sold comps closed within the last 3 months. The market is reported as having increased 1% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 1008 Johnson Street, Oregon City, OR 97045
Loan Number 31935

Suggested List \$299,900

Suggested Repaired \$299,900

Sale \$290,000



Subject 1008 Johnson St

View Front



Subject 1008 Johnson St

View Address Verification

VIII. Property Images (continued)

Address 1008 Johnson Street, Oregon City, OR 97045
Loan Number 31935 Suggested List \$299,900

Suggested Repaired \$299,900

Sale \$290,000



Subject 1008 Johnson St

View Side



Subject 1008 Johnson St

View Side

VIII. Property Images (continued)

Address 1008 Johnson Street, Oregon City, OR 97045
Loan Number 31935 **Suggested List** \$299,900 **Suggested Repaired** \$299,900 **Sale** \$290,000



Subject 1008 Johnson St

View Street



Subject 1008 Johnson St

View Street

VIII. Property Images (continued)

Address 1008 Johnson Street, Oregon City, OR 97045
Loan Number 31935

Suggested List \$299,900

Suggested Repaired \$299,900

Sale \$290,000



Listing Comp 1

View Front



Listing Comp 2

View Front

VIII. Property Images (continued)

Address 1008 Johnson Street, Oregon City, OR 97045
Loan Number 31935

Suggested List \$299,900

Suggested Repaired \$299,900

Sale \$290,000



Listing Comp 3

View Front



Sold Comp 1

View Front

VIII. Property Images (continued)

Address 1008 Johnson Street, Oregon City, OR 97045
Loan Number 31935 **Suggested List** \$299,900 **Suggested Repaired** \$299,900 **Sale** \$290,000



Sold Comp 2

View Front

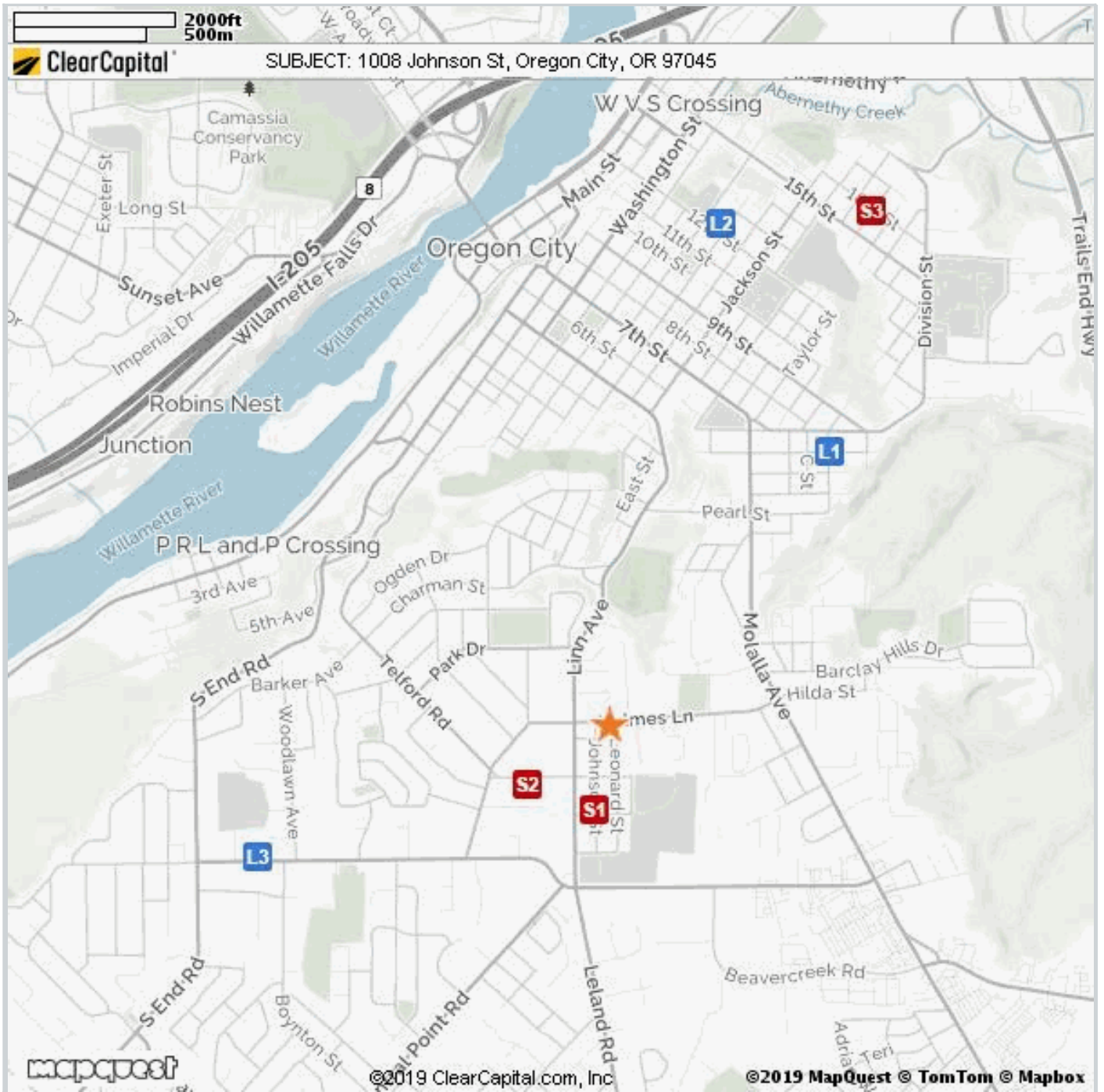


Sold Comp 3

View Front

ClearMaps Addendum

Address ★ 1008 Johnson Street, Oregon City, OR 97045
Loan Number 31935 **Suggested List** \$299,900 **Suggested Repaired** \$299,900 **Sale** \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1008 Johnson St, Oregon City, OR	--	Parcel Match
L1 Listing 1	531 Logus St, Oregon City, OR	0.83 Miles ¹	Parcel Match
L2 Listing 2	916 12th St, Oregon City, OR	1.20 Miles ¹	Parcel Match
L3 Listing 3	146 Warner Parrott Rd, Oregon City, OR	0.84 Miles ¹	Parcel Match
S1 Sold 1	1209 Linn Ave, Oregon City, OR	0.18 Miles ¹	Parcel Match
S2 Sold 2	149 Donald St, Oregon City, OR	0.21 Miles ¹	Parcel Match
S3 Sold 3	1417 15th St, Oregon City, OR	1.35 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	Vladimir Matveyev	Company/Brokerage	Enetra Real Estate
License No	200511158		
License Expiration	04/30/2020	License State	OR
Phone	5033444550	Email	vladimir@enetra.com
Broker Distance to Subject	6.50 miles	Date Signed	03/06/2019

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.