

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	2503 1st Street, Lincoln, CA 95648	Order ID	6065902	Property ID	26018829
Inspection Date	02/05/2019	Date of Report	02/05/2019		
Loan Number	35288	APN	009-031-007-000		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_2.4.19	Tracking ID 1	CS_AgedBPOs_2.4.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	The subject property is in average visible condition, no visible damages.	
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	Currently Listed	Listing History Comments	
Listing Agency/Firm	Maxim Properties	Subject property listed on MLS.	
Listing Agent Name	Polly E Watts		
Listing Agent Phone	866-640-3040		
# 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
02/01/2019	\$419,000	02/05/2019	\$419,000	--	--	--	MLS

III. Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	The subject property is located in well established neighborhood. Price has been going up due to improved economy and limited availability of listings on the market.	
Sales Prices in this Neighborhood	Low: \$372,600 High: \$483,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2503 1st Street	2731 Floradale Way	841 Devonshire Ln	261 Saint Tropez
City, State	Lincoln, CA	Lincoln, CA	Lincoln, CA	Lincoln, CA
Zip Code	95648	95648	95648	95648
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.97 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$445,000	\$415,000	\$450,000
List Price \$	--	\$445,000	\$415,000	\$450,000
Original List Date		01/04/2019	01/16/2019	01/22/2019
DOM · Cumulative DOM	-- · --	30 · 32	6 · 20	14 · 14
Age (# of years)	18	19	14	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,131	1,863	2,226	1,840
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2 · 1	4 · 2
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	.1744 acres	0.3076 acres	0.124 acres	0.17 acres
Other	None	None	None	None

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

- Listing 1** Beautifully maintained single story home in Lincoln. Large corner lot backs to beautiful Ravine providing much desired privacy. Large master bedroom with 2 closets and retreat could easily be 4th bedroom. Beautiful newer laminate floors throughout with 6 inch baseboards and updated lighting making this home move in ready. Custom cabinets in spacious 3 car garage provide ample storage and don t overlook the RV access. Large majestic oak tree brings ambiance to this unique property.
- Listing 2** Beautiful Lincoln Crossing SOLAR home! Great family neighborhood, close to top rated schools, parks, and walking trails. Owned solar system saves money on energy bills. HOA provides high speed internet, and gives access to clubhouse with multiple pools, fitness center, and more. Don t miss this one!
- Listing 3** Fresh & New Awaits You! MOVE-IN- READY condition. All you need now is to bring your own belongings and enjoy. Bright and airy open floor plan. Kitchen unites with the family room creating the perfect area to entertain your family & friends. Private master bedroom retreat. Good size secondary bedrooms. Inside laundry room with cabinet and hanging garment bar. Home is tucked inside a delightful neighborhood. Backyard boasts the perfect size to eat, play, and relax. Extra large storage shed. Three car garage. Walking distances to schools, parks, and shopping. This property location truly is the PERFECT PLACE to call HOME. Don t wait this one will not last!

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2503 1st Street	230 Saint Tropez Ln	248 Chambers Dr	248 Mariner Cir
City, State	Lincoln, CA	Lincoln, CA	Lincoln, CA	Lincoln, CA
Zip Code	95648	95648	95648	95648
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.30 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$445,000	\$418,950
List Price \$	--	\$450,000	\$445,000	\$418,950
Sale Price \$	--	\$455,000	\$445,000	\$415,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	8/22/2018	9/13/2018	11/27/2018
DOM · Cumulative DOM	-- · --	23 · 70	3 · 55	19 · 48
Age (# of years)	18	19	19	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	2 Stories Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,131	2,418	1,916	1,916
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	3 · 2	4 · 2
Total Room #	8	8	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	.1744 acres	0.1531 acres	0.1586 acres	0.1603 acres
Other	None	None	None	None
Net Adjustment	--	+\$0	+\$0	+\$0
Adjusted Price	--	\$455,000	\$445,000	\$415,000

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

- Sold 1** Welcome to your new home! you will love this perfect family home featuring a Full Bathroom and Bedroom downstairs. Schedule a showing fast because this home will not last!
- Sold 2** Incredibly maintained home with 3 bedrooms plus a den. This open concept, light and bright and airy home has that warm feeling that a family home should have. The kitchen was recently remodeled with granite slab counters and refinished cabinets along with new sink and fixtures plus all new appliances. The Master bath just remodeled with new tile and stone and frameless shower stall along with refinished cabinetry. This private backyard has beautiful artificial turf plus RV access & dog run.
- Sold 3** An awesome home in excellent neighborhood. Open floor plan w/lots of light. Custom paint and faux wood blinds throughout. Large bedrooms, 4th bedroom used as den. Exterior painted back in 2012. Kitchen offers large nook area, granite counters, pull out drawers, 5 burner stove and a stainless steel interior dishwasher. Backyard is drought friendly, concrete patio which is great for entertaining. Raised garden boxes. Shelving in garage. Whole house fan for those hot summers.

* Sold 2 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	\$440,000	\$440,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$410,000	--

Comments Regarding Pricing Strategy

Value is based on closest and most comparable comps in the area.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.97 miles and the sold comps closed within the last 6 months. In addition, there was a prior report completed 08/2018 and the variance is -3.4%. The price conclusion is deemed supported.

VIII. Property Images

Address 2503 1st Street, Lincoln, CA 95648

Loan Number 35288

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$425,000



Subject 2503 1st St

View Front



Subject 2503 1st St

View Address Verification

VIII. Property Images (continued)

Address 2503 1st Street, Lincoln, CA 95648

Loan Number 35288

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$425,000



Subject 2503 1st St

View Side



Subject 2503 1st St

View Side

VIII. Property Images (continued)

Address 2503 1st Street, Lincoln, CA 95648
Loan Number 35288 **Suggested List** \$440,000 **Suggested Repaired** \$440,000 **Sale** \$425,000



Subject 2503 1st St

View Street



Subject 2503 1st St

View Street

VIII. Property Images (continued)

Address 2503 1st Street, Lincoln, CA 95648
Loan Number 35288 **Suggested List** \$440,000 **Suggested Repaired** \$440,000 **Sale** \$425,000



Subject 2503 1st St

View Other

Comment "across the street"



Subject 2503 1st St

View Other

Comment "street sign"

VIII. Property Images (continued)

Address 2503 1st Street, Lincoln, CA 95648

Loan Number 35288

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$425,000



Listing Comp 1 2731 Floradale Way

View Front



Listing Comp 2 841 Devonshire Ln

View Front

VIII. Property Images (continued)

Address 2503 1st Street, Lincoln, CA 95648

Loan Number 35288

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$425,000



Listing Comp 3 261 Saint Tropez

View Front



Sold Comp 1 230 Saint Tropez Ln

View Front

VIII. Property Images (continued)

Address 2503 1st Street, Lincoln, CA 95648

Loan Number 35288

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$425,000



Sold Comp 2 248 Chambers Dr

View Front

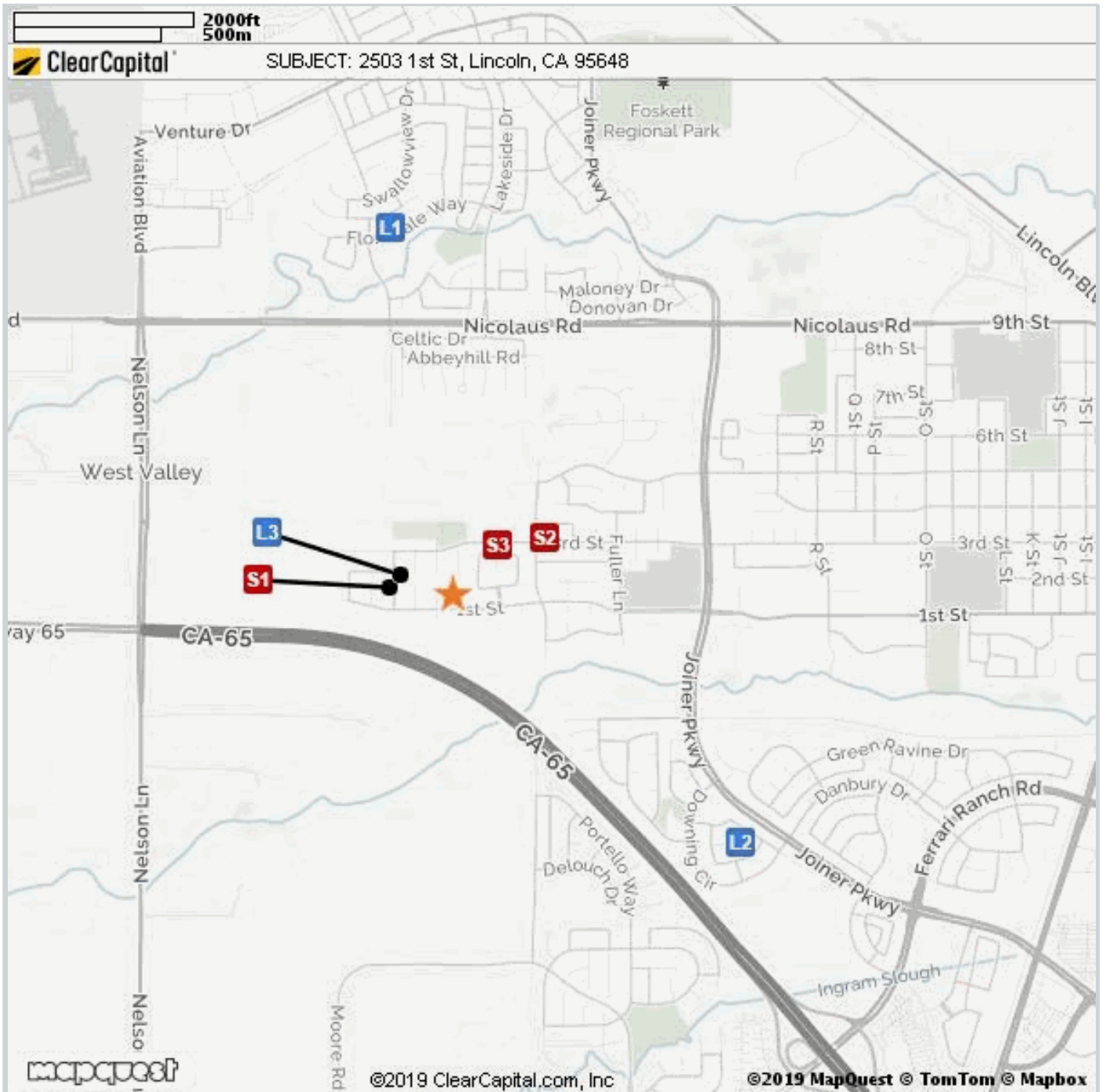


Sold Comp 3 248 Mariner Cir

View Front

ClearMaps Addendum

Address ★ 2503 1st Street, Lincoln, CA 95648
 Loan Number 35288 Suggested List \$440,000 Suggested Repaired \$440,000 Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2503 1st St, Lincoln, CA	--	Parcel Match
L1 Listing 1	2731 Floradale Way, Lincoln, CA	0.96 Miles ¹	Parcel Match
L2 Listing 2	841 Devonshire Ln, Lincoln, CA	0.97 Miles ¹	Parcel Match
L3 Listing 3	261 Saint Tropez, Lincoln, CA	0.13 Miles ¹	Parcel Match
S1 Sold 1	230 Saint Tropez Ln, Lincoln, CA	0.13 Miles ¹	Parcel Match
S2 Sold 2	248 Chambers Dr, Lincoln, CA	0.30 Miles ¹	Parcel Match
S3 Sold 3	248 Mariner Cir, Lincoln, CA	0.20 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	Sergey Pustynovich	Company/Brokerage	Usko Realty Inc
License No	01735065		
License Expiration	02/14/2022	License State	CA
Phone	9167184319	Email	bporrr@gmail.com
Broker Distance to Subject	12.28 miles	Date Signed	02/05/2019

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.