

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	1949 Kane Avenue, Sacramento, CA 95835	Order ID	6014713	Property ID	25763512
Inspection Date	12/07/2018	Date of Report	12/07/2018		
Loan Number	35534	APN	225-1490-059-0000		
Borrower Name	BPF2				

Tracking IDs

Order Tracking ID	CS_FundingBatch48_12.6.18	Tracking ID 1	CS_FundingBatch48_12.6.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied		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		Property just listed one day ago.
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
12/06/2018	\$499,900	--	--	--	--	--	MLS

III. Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Improving		Subject property located in well established area. There are still some Short sales and REO but mostly FMV. Value has been increasing due to improved economy and very low inventory on the market.
Sales Prices in this Neighborhood	Low: \$358,000 High: \$590,000		
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	1949 Kane Avenue	30 Pinnacles Cir	1912 Cagney Way	1930 Cagney Way
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95835	95835	95835	95835
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.08 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$469,999	\$529,000	\$528,500
List Price \$	--	\$469,999	\$529,000	\$528,500
Original List Date		10/11/2018	10/18/2018	10/30/2018
DOM · Cumulative DOM	-- · --	57 · 57	50 · 50	38 · 38
Age (# of years)	17	17	16	16
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,811	2,632	2,811	2,659
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	5 · 2 · 1	5 · 3
Total Room #	9	9	10	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.1326 acres	0.1042 acres	0.1438 acres	0.1365 acres
Other	None	None	None	None

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

- Listing 1** GORGEOUS MOVE IN READY!!! Fully newly renovated 4 bed, 3 bath, 2 car garage with large downstairs office/den with double doors. Living and dining combination with tall vaulted ceilings. Spacious kitchen with tile countertops, warm oak cabinets, island counter, black appliances. Downstairs bedroom with full bath. Master suite with retreat and master bath with double sinks, soaking tub, separate shower, and huge walk-in closet. Great club house, great location, close to school, shopping & freeways
- Listing 2** Beautiful 2 story home, 5 bedrooms, 2.5 baths, and 3 car garage with many upgrades! Located across from the park and within walking distance to schools. Very serene neighborhood that s perfect for walks. Home is great for entertaining your guests with an open floor plan from the kitchen which leads to the spacious backyard and the grand patio. Master room has a HUGE walk-in closet with plenty of storage space. This is a must see turnkey home!
- Listing 3** DON T MISS THIS FANTASTIC OPPORTUNITY. This home is located in one of the most well-known neighborhoods. It offers a large upgraded kitchen, and plenty of living space for a growing family. It is walking distance to school & across a massive community park that leads to soccer fields, couple tennis courts as well as a playground for children. This home is also part of an association that offers security patrol and a club house full of amenities.

* 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	1949 Kane Avenue	2141 Blackridge Ave	2100 Blackridge Ave	1993 Kane Ave
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95835	95835	95835	95835
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.24 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,000	\$525,000	\$470,000
List Price \$	--	\$499,000	\$525,000	\$470,000
Sale Price \$	--	\$499,000	\$524,000	\$465,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	7/20/2018	7/31/2018	9/21/2018
DOM · Cumulative DOM	-- · --	3 · 28	3 · 37	8 · 57
Age (# of years)	17	16	17	17
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,811	2,624	2,624	2,811
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 3	4 · 2 · 1
Total Room #	9	9	69	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 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	--	--	--	--
Lot Size	.1326 acres	0.1205 acres	0.1429 acres	0.1326 acres
Other	None	None	None	None
Net Adjustment	--	+\$6,500	+\$6,500	+\$0
Adjusted Price	--	\$505,500	\$530,500	\$465,000

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

Sold 1 Quality at its finest. From the moment you enter this lovely 4 Bedroom 3 Bath Home . It will take your breath away. Custom Draperies To Crystal Lighting Fixtures. Total Detail . Must See ... Price adjusted for Sqft difference.

Sold 2 Entertainer s Delight! Beautiful Natomas Park Home situated on corner lot with upgrades throughout. Move in and start relaxing by the pool with the tranquility of the waterfall in the background while playing games on turf that is spectacular green year round. Or enjoy your living/entertaining areas downstairs while kids play in upstairs loft. Lots to love in this home and neighborhood! Owners are only selling because they are being relocated out of state. Price adjusted for Sqft difference.

Sold 3 This home is gorgeous! From the moment U walk in UR greeted w/warm colors & gorgeous new flooring! Family/Friends will enjoy hanging out in the large family & dining combo. Your chef will enjoy new stainless steel appliances & large island that flows w/a great room effect. The home feature a formal dining area that has its own wet bar. The bonus room downstairs is a perfect office! The master bedroom is spacious, it includes 2 walk-in closet! M-Bath has features a separate vanity. MUST SEE...

* 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	\$515,000	\$515,000
Sales Price	\$505,000	\$505,000
30 Day Price	\$490,000	--

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 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 1949 Kane Avenue, Sacramento, CA 95835

Loan Number 35534

Suggested List \$515,000

Suggested Repaired \$515,000

Sale \$505,000



Subject 1949 Kane Ave

View Front



Subject 1949 Kane Ave

View Address Verification

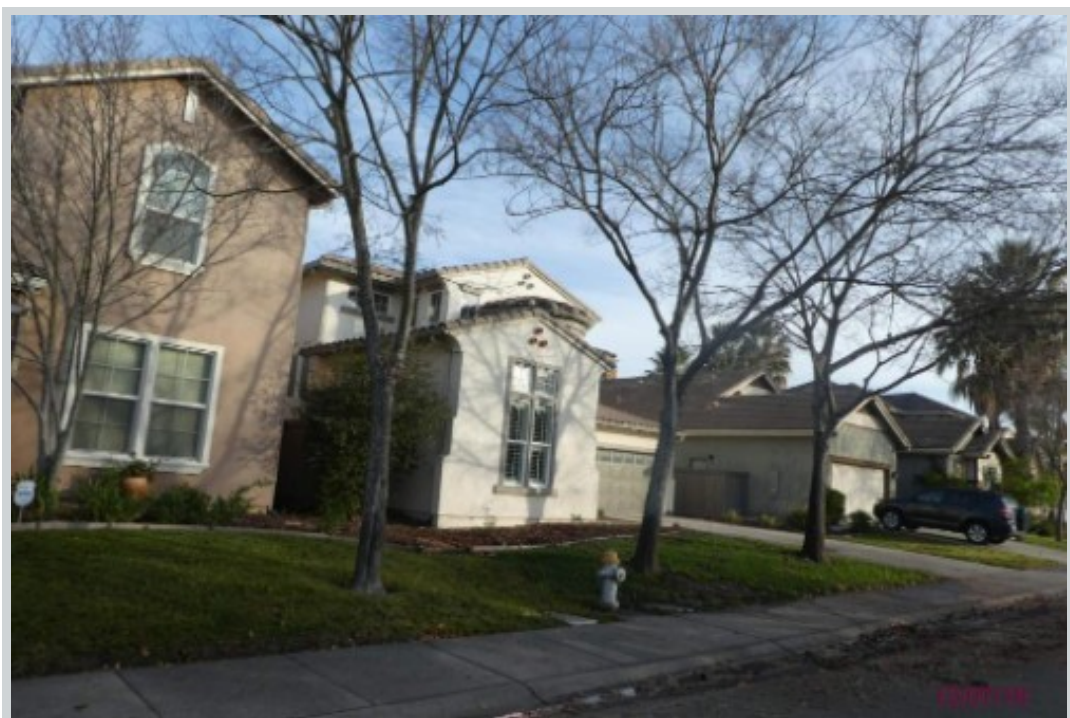
VIII. Property Images (continued)

Address 1949 Kane Avenue, Sacramento, CA 95835
Loan Number 35534

Suggested List \$515,000

Suggested Repaired \$515,000

Sale \$505,000



Subject 1949 Kane Ave

View Side



Subject 1949 Kane Ave

View Side

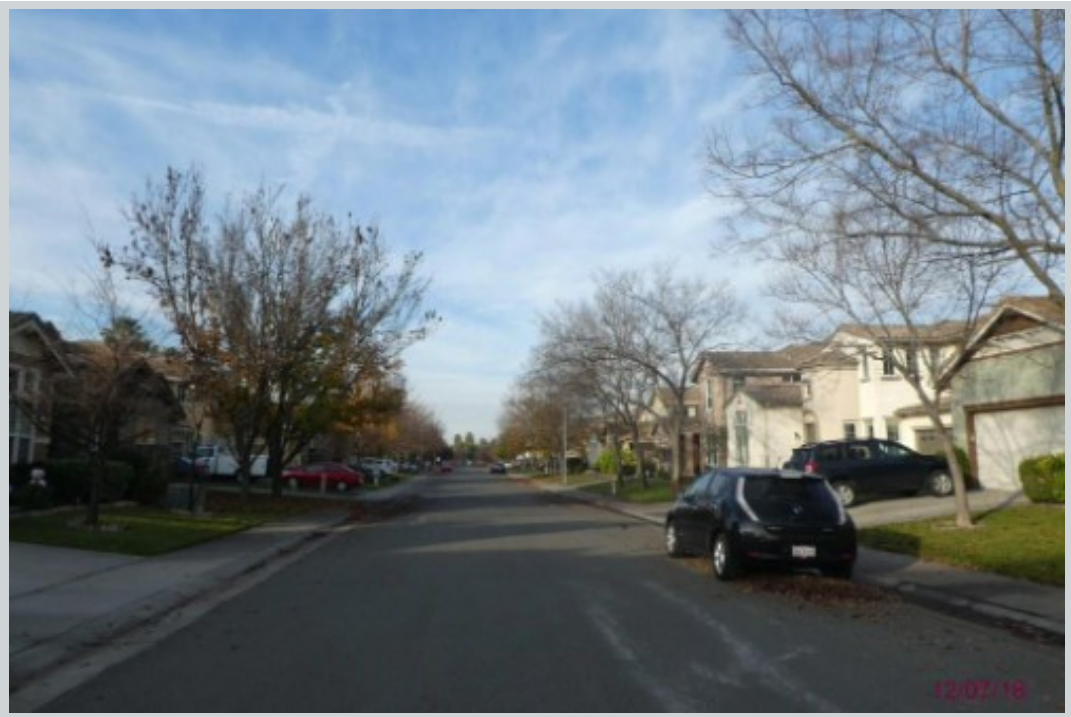
VIII. Property Images (continued)

Address 1949 Kane Avenue, Sacramento, CA 95835
Loan Number 35534

Suggested List \$515,000

Suggested Repaired \$515,000

Sale \$505,000



Subject 1949 Kane Ave

View Street



Subject 1949 Kane Ave

View Street

VIII. Property Images (continued)

Address 1949 Kane Avenue, Sacramento, CA 95835
Loan Number 35534

Suggested List \$515,000

Suggested Repaired \$515,000

Sale \$505,000



Subject 1949 Kane Ave

View Street



Subject 1949 Kane Ave

View Other

Comment "Street Sign"

VIII. Property Images (continued)

Address 1949 Kane Avenue, Sacramento, CA 95835
Loan Number 35534

Suggested List \$515,000

Suggested Repaired \$515,000

Sale \$505,000



Subject 1949 Kane Ave

View Other

Comment "Across"



Listing Comp 1 30 Pinnacles Cir

View Front

VIII. Property Images (continued)

Address 1949 Kane Avenue, Sacramento, CA 95835
Loan Number 35534

Suggested List \$515,000

Suggested Repaired \$515,000

Sale \$505,000



Listing Comp 2 1912 Cagney Way

View Front



Listing Comp 3 1930 Cagney Way

View Front

VIII. Property Images (continued)

Address 1949 Kane Avenue, Sacramento, CA 95835
Loan Number 35534

Suggested List \$515,000

Suggested Repaired \$515,000

Sale \$505,000



Sold Comp 1 2141 Blackridge Ave

View Front



Sold Comp 2 2100 Blackridge Ave

View Front

VIII. Property Images (continued)

Address 1949 Kane Avenue, Sacramento, CA 95835

Loan Number 35534

Suggested List \$515,000

Suggested Repaired \$515,000

Sale \$505,000

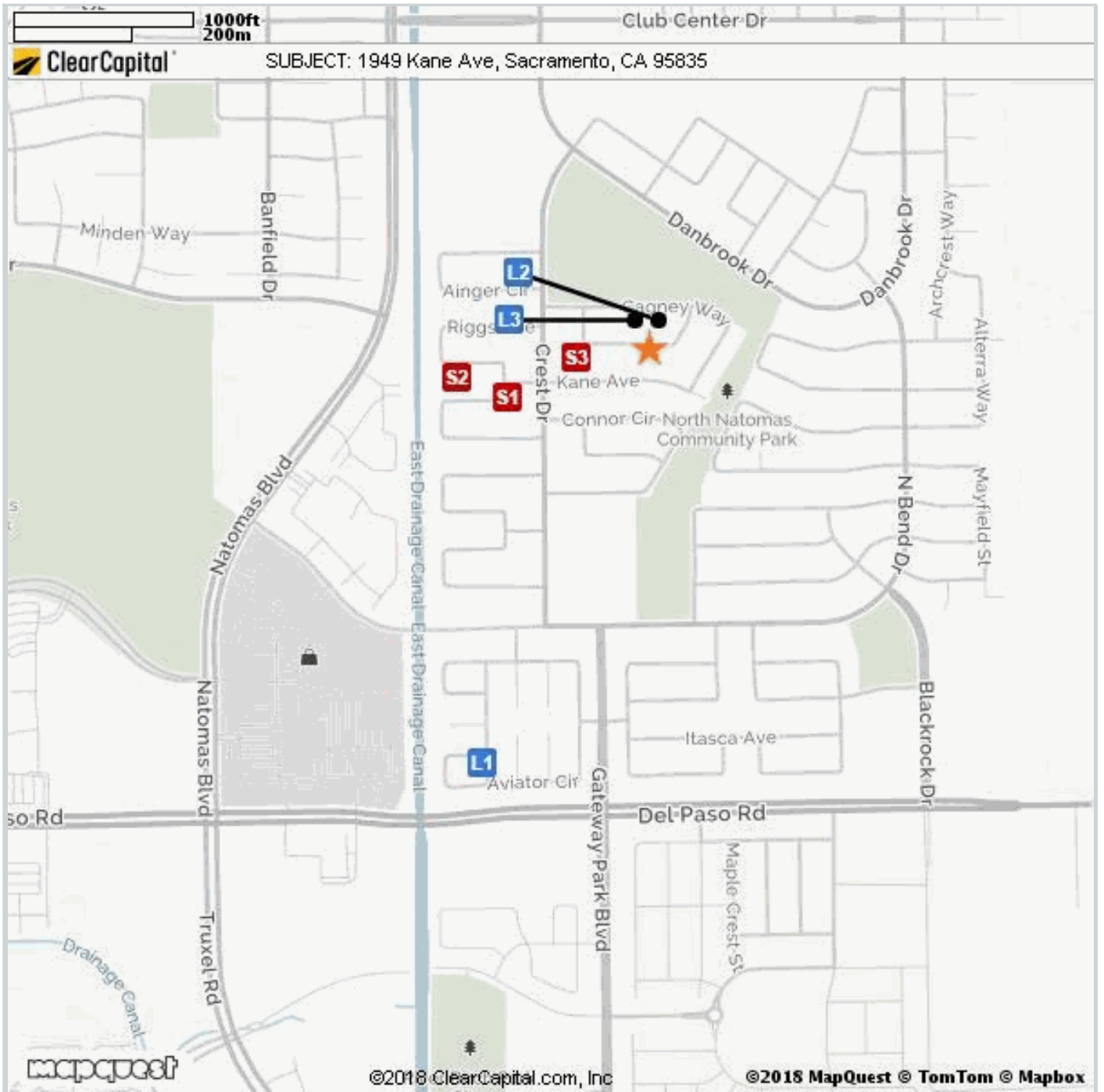


Sold Comp 2 2100 Blackridge Ave

View Front

ClearMaps Addendum

Address ★ 1949 Kane Avenue, Sacramento, CA 95835
Loan Number 35534 **Suggested List** \$515,000 **Suggested Repaired** \$515,000 **Sale** \$505,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1949 Kane Ave, Sacramento, CA	--	Parcel Match
L1 Listing 1	30 Pinnacles Cir, Sacramento, CA	0.56 Miles ¹	Parcel Match
L2 Listing 2	1912 Cagney Way, Sacramento, CA	0.08 Miles ¹	Parcel Match
L3 Listing 3	1930 Cagney Way, Sacramento, CA	0.07 Miles ¹	Parcel Match
S1 Sold 1	2141 Blackridge Ave, Sacramento, CA	0.18 Miles ¹	Parcel Match
S2 Sold 2	2100 Blackridge Ave, Sacramento, CA	0.24 Miles ¹	Parcel Match
S3 Sold 3	1993 Kane Ave, Sacramento, CA	0.08 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	Sergey Pustynovich/Usko Realty
License No	01735065		
License Expiration	02/14/2022	License State	CA
Phone	9167184319	Email	bporrr@gmail.com
Broker Distance to Subject	9.22 miles	Date Signed	12/07/2018

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.