

# Standard BPO, Drive-By v2 7384 Old Mission Court 175, Santee, CA 92071

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.

Inspection Date Coan Number	7384 Old Mission Court 175, Santee, CA 92071 11/30/2018 36115 CRE		1 Order II Date of APN		6007682 11/30/20 38347016		<b>D</b> 25701697	
Tracking IDs								
Order Tracking ID	CS Fundi	ngBatch48 11	.29.18	Tracking ID	1 C	S Funding	Batch48 11.29	9.18
Tracking ID 2	· - · -			Tracking ID 3				
I. General Condit	ions							
Property Type	Condo	1		Condition C	omment	s		
Occupancy	Occup	ied		The subject i	is a conde	ominium ai	nd shows in av	erage overall
Ownership Type	Fee Si	mple		condition. No deferred maintenance or immediate need repairs noted at the time of inspection.		ate need for		
<b>Property Condition</b>	Averaç	ge				ne or inspe		
Estimated Exterior Repair Cost	\$0							
Estimated Interior Repair Cost	\$0							
Total Estimated Re	pair \$0							
HOA	Highla	nd Trails						
Association Fees		Month scaping,Insura	nce,Greenbelt)					
Visible From Street	Visible From Street Visible							
II. Subject Sales	& Listing Hi	story						
Current Listing Sta	_	Not Currently	Listed	Listing Hist	ory Com	ments		
Listing Agency/Fire		,		n/a	2			
Listing Agent Nam	e							
Listing Agent Phor	ne							
# of Removed Listings in 0 Previous 12 Months								
# of Sales in Previo Months	ous 12	0						
Original List Or Date	iginal List Price	Final List Date	Final List Price	Result	Resul	t Date F	Result Price	Source
	d & Market I	Data						
III. Neighborhoo								
III. Neighborhoo Location Type		Suburban		Neighborho	od Com	ments		
•		Suburban Stable		Residential a	area mair	nly compos	ed of a mix of s	
Location Type				Residential a condominium with the surr	area mair n of simila oundings	nly compos ar age and . With the s	style. The sub supply in balan	ject conforms ce and a
Location Type Local Economy Sales Prices in thi	s	Stable Low: \$215,00 High: \$852,0	00 table for the	Residential a condominium with the surr constant der	area mair n of simila oundings nand the n a slight i	aly compos ar age and . With the market wa increase fo	style. The sub supply in balan is stable in the or the past 180	ject conforms ce and a last 18

# IV. Current Listings

IV. Current Listings				
	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7384 Old Mission Court 175	7447 Fortuna Vista 32	8749 Wahl St	7378 Mission Trails Dr099
City, State	Santee, CA	Santee, CA	Santee, CA	Santee, CA
Zip Code	92071	92071	92071	92071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.21 <sup>1</sup>	0.23 <sup>1</sup>	0.08 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$415,000	\$350,000	\$399,900
List Price \$		\$415,000	\$325,000	\$389,900
Original List Date		11/18/2018	08/11/2018	10/24/2018
DOM · Cumulative DOM	·	11 · 12	87 · 111	34 · 37
Age (# of years)	29	29	46	29
Condition	Average	Average	Average	Average
Sales Type		Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Contemp	2 Stories Contemp	2 Stories Contemp	2 Stories Contemp
# Units	1	1	1	1
Living Sq. Feet	990	1,038	817	990
Bdrm · Bths · 1/2 Bths	2 · 2	3 · 2 · 1	2 · 1	2 · 2
Total Room #	4	5	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.				
Pool/Spa				
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	0	0	0	0

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

Listing 1 Superior in GLA, located in the same complex, well maintained.

Listing 2 Inferior in GLA has an inferior bathroom count, located in an older complex.

Listing 3 Equal in GLA, located in the same complex, has no deferred maintenance.

\* Listing 3 is the most comparable listing to the subject.
<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.
<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.
<sup>3</sup> Subject \$/ft based upon as-is sale price.

# V Recent Sales

V. Recent Sales				
	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7384 Old Mission Court 175	7366 Mission Trails Dr 103	7402 Fortuna Vista 17	1801 Clare Ln
City, State	Santee, CA	Santee, CA	Santee, CA	Santee, CA
Zip Code	92071	92071	92071	92071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.08 <sup>1</sup>	0.21 <sup>1</sup>	0.51 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$		\$380,000	\$390,000	\$410,000
List Price \$		\$380,000	\$390,000	\$410,000
Sale Price \$		\$380,000	\$392,000	\$410,000
Type of Financing		Va	Cash	Conv
Date of Sale		10/24/2018	8/30/2018	6/14/2018
DOM · Cumulative DOM	·	9 · 36	5 · 33	3 · 28
Age (# of years)	29	32	29	11
Condition	Average	Average	Average	Average
Sales Type		Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Contemp	2 Stories Contemp	2 Stories Contemp	2 Stories Contemp
# Units	1	1	1	1
Living Sq. Feet	990	990	990	1,086
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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 acres	0 acres	0 acres	0 acres
Other	0	0	0	0
Net Adjustment		+\$0	+\$0	-\$4,800
Adjusted Price		\$380,000	\$392,000	\$405,200

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

**Sold 1** Equal in GLA, located in the same complex, has no deferred maintenance.

**Sold 2** Equal in GLA, located in the same complex, has updated flooring and paint.

 $\textbf{Sold 3} \hspace{0.1 cm} \text{Superior in GLA, located in a newer complex, move-in ready. Adjusted \$50 \hspace{0.1 cm} \text{per sq ft.} \\$ 

\* Sold 1 is the most comparable sale to the subject.
<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.
<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.
<sup>3</sup> Subject \$/ft based upon as-is sale price.

# VI. Marketing Strategy

The marketing of alogy				
	As Is Price	Repaired Price		
Suggested List Price	\$399,000	\$399,000		
Sales Price	\$385,000	\$385,000		
30 Day Price	\$375,000			
Commente Regarding Prining Strategy				

### Comments Regarding Pricing Strategy

The most likely buyer is the move up type. The search for comps was focused on properties within 20% of the GLA, located in the same market and with similar characteristics with the subject.

# VII. Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** 

# **VIII. Property Images**

Address7384 Old Mission Court 175, Santee, CA 92071Loan Number36115Suggested List\$399,000

Suggested Repaired \$399,000

Sale \$385,000



Subject 7384 Old Mission Ct Unit 175



Subject 7384 Old Mission Ct Unit 175

View Address Verification

# VIII. Property Images (continued)

Address7384 Old Mission Court 175, Santee, CA 92071Loan Number36115Suggested List\$399,000

Suggested Repaired \$399,000

Sale \$385,000



Subject 7384 Old Mission Ct Unit 175

View Side



Subject 7384 Old Mission Ct Unit 175

View Side

Address7384 Old Mission Court 175, Santee, CA 92071Loan Number36115Suggested List\$399,000

Suggested Repaired \$399,000

Sale \$385,000



Subject 7384 Old Mission Ct Unit 175

View Street



Subject 7384 Old Mission Ct Unit 175

View Street

# VIII. Property Images (continued)

Address7384 Old Mission Court 175, Santee, CA 92071Loan Number36115Suggested List\$399,000

Suggested Repaired \$399,000

Sale \$385,000



Listing Comp 1 7447 Fortuna Vista 32

View Front



Listing Comp 2 8749 Wahl St

# VIII. Property Images (continued)

Address7384 Old Mission Court 175, Santee, CA 92071Loan Number36115Suggested List\$399,000

Suggested Repaired \$399,000

Sale \$385,000



Listing Comp 3 7378 Mission Trails Dr099

View Front



7366 Mission Trails Dr 103 Sold Comp 1

Address7384 Old Mission Court 175, Santee, CA 92071Loan Number36115Suggested List\$399,000

### Suggested Repaired \$399,000

Sale \$385,000



Sold Comp 2 7402 Fortuna Vista 17

View Front



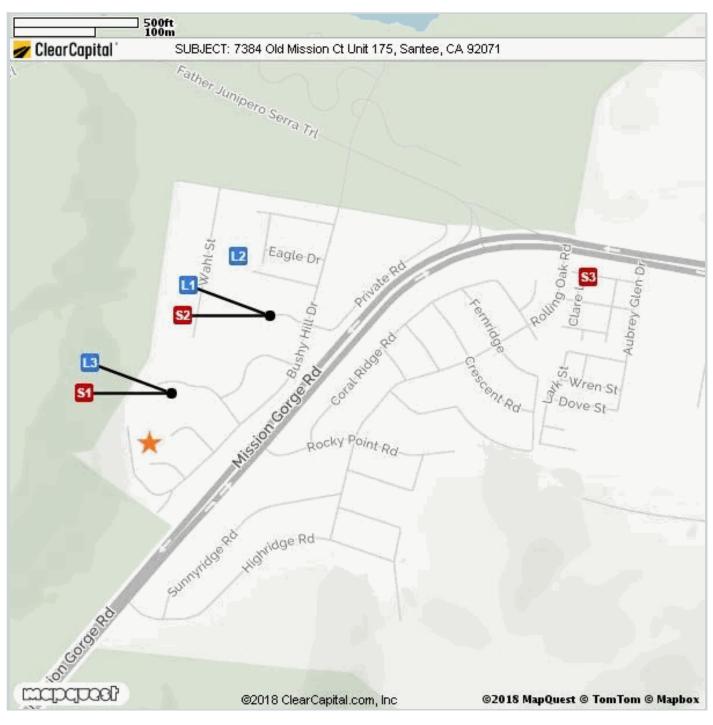
Sold Comp 3 1801 Clare Ln

# **ClearMaps Addendum**

A 7384 Old Mission Court 175, Santee, CA 92071 Address Loan Number 36115 Suggested List \$399,000

Suggested Repaired \$399,000

Sale \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7384 Old Mission Ct Unit 175, Santee, CA		Parcel Match
Listing 1	7447 Fortuna Vista 32, Santee, CA	0.21 Miles <sup>1</sup>	Parcel Match
Listing 2	8749 Wahl St, Santee, CA	0.23 Miles <sup>1</sup>	Parcel Match
Listing 3	7378 Mission Trails Dr099, Santee, CA	0.08 Miles <sup>1</sup>	Parcel Match
Sold 1	7366 Mission Trails Dr 103, Santee, CA	0.08 Miles <sup>1</sup>	Parcel Match
Sold 2	7402 Fortuna Vista 17, Santee, CA	0.21 Miles <sup>1</sup>	Parcel Match
Sold 3	1801 Clare Ln, Santee, CA	0.51 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system. <sup>2</sup> 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.

 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.
 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	Costin Ene	Company/Brokerage	Basic Brokerage Solutions
License No	01784256		
License Expiration	12/06/2022	License State	CA
Phone	8582320127	Email	enecostin@gmail.com
Broker Distance to Subject	6.66 miles	Date Signed	11/30/2018

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 or 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.