

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.

<b>Address</b>	1332 Hellings Avenue, Richmond, CA 94801	<b>Order ID</b>	6110015	<b>Property ID</b>	26213911
<b>Inspection Date</b>	03/20/2019	<b>Date of Report</b>	03/21/2019		
<b>Loan Number</b>	36716	<b>APN</b>	530-260-011-8		
<b>Borrower Name</b>	BPF2				

**Tracking IDs**

<b>Order Tracking ID</b>	CS_FundingBatch59_03.19.2019	<b>Tracking ID 1</b>	CS_FundingBatch59_03.19.2019
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	SFR	<b>Condition Comments</b>
<b>Occupancy</b>	Occupied	Nice property located in a nice neighborhood, where all properties have been well maintained by their owners. The subject property is located near schools, great shopping, recreational parks, and public transportation, etc...
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>
<b>Listing Agency/Firm</b>		N/A
<b>Listing Agent Name</b>		
<b>Listing Agent Phone</b>		
<b># of Removed Listings in Previous 12 Months</b>	0	
<b># of Sales in Previous 12 Months</b>	0	

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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**III. Neighborhood & Market Data**

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	This is a nice neighborhood, where all the properties in the immediate area are very well maintained and are in good condition. All properties are located near schools, shopping and transportation, etc...
<b>Sales Prices in this Neighborhood</b>	Low: \$330,000 High: \$445,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

#### IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1332 Hellings Avenue	683 Harbour Way	2009 Dunn Ave	2106 Alfreda Blvd
City, State	Richmond, CA	Richmond, CA	Richmond, CA	San Pablo, CA
Zip Code	94801	94801	94801	94806
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.46 <sup>1</sup>	0.37 <sup>1</sup>	0.50 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$369,000	\$375,000	\$439,000
List Price \$	--	\$369,000	\$375,000	\$439,000
Original List Date		03/15/2019	10/21/2018	02/09/2019
DOM · Cumulative DOM	-- · --	5 · 6	85 · 151	20 · 40
Age (# of years)	76	68	66	61
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story CONTEMP	1 Story CONTEMP	1 Story CONTEMP	1 Story CONTEMP
# Units	1	1	1	1
Living Sq. Feet	817	872	884	941
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	3 · 1 · 1
Total Room #	5	5	4	6
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	.11 acres	.06 acres	.06 acres	.07 acres
Other	NONE	NONE	NONE	NONE

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

- Listing 1** Stunning remodel of this sun-filled 3 bdrm home. Rare open floor plan with vaulted ceiling and recessed lighting. All new quartz kitchen and bath. Ample counter and cabinet space with convenient laundry hook-ups. New electrical system, copper plumbing, new flooring, 1-car attached garage with interior access and auto opener. Property is Fully fenced with Rear garden space for planting and play. Just blocks to Kaiser Hospital. This is a quality home just waiting for it s new owner. Anyone would be proud to call it home!
- Listing 2** OPPORTUNITY IS KNOCKING!! HUGE POTENTIAL FOR INVESTMENT PROPERTY OR A FIRST TIME BUYER. CLOSE TO BART, SHOPPING, AND MORE!
- Listing 3** Great opportunity in this vaulted ceiling 3 bedroom 1.5 bath home. In-Law potential, over size single car garage. Hardwood floors under carpet, Stainless steel appliance, upgraded windows, close to schools public transportation, easy access to freeway and more.

\* 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

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1332 Hellings Avenue	931 7th St	1600 Pine Ave	1818 Alfreda Blvd
City, State	Richmond, CA	Richmond, CA	San Pablo, CA	San Pablo, CA
Zip Code	94801	94801	94806	94806
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.36 <sup>1</sup>	0.49 <sup>1</sup>	0.40 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$345,000	\$365,000	\$399,900
List Price \$	--	\$345,000	\$365,000	\$399,900
Sale Price \$	--	\$330,000	\$364,000	\$405,000
Type of Financing	--	Va	Fha	Fha
Date of Sale	--	12/7/2018	1/4/2019	11/16/2018
DOM · Cumulative DOM	-- · --	45 · 78	99 · 160	11 · 41
Age (# of years)	76	70	77	77
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story CONTEMP	1 Story CONTEMP	1 Story CONTEMP	1 Story CONTEMP
# Units	1	1	1	1
Living Sq. Feet	817	950	752	786
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 1 Car	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.08 acres	.08 acres	.13 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$5,750	+\$4,750	+\$1,550
Adjusted Price	--	\$324,250	\$368,750	\$406,550

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

- Sold 1** This charming home is looking for a new owner. Clean and ready to move in. Boost 3 bedrooms, 1 bath with Living room, dinette, kitchen and laundry room. Large backyard for entertaining and gardening. Come see for yourself. adjustment: \$ 600 age, -\$6650 sq ft, \$1500 garage
- Sold 2** 2 bedroom 1 bathroom, laundry room, storage shed, with laminated floors, new windows, updated kitchen, appliances in the house are included, in move in condition. new roof and cement in back and driveway. Great first home, Back on the market at no fault of property buyer could not obtain loan. Adjustment: \$ 3250 sq ft, \$1500 garage
- Sold 3** Convenient San Pablo location near 23rd St. business district and Downer Elementary. This home is a charmer from the front curb to the back fence! Well-maintained by long-time owner. Cozy 2-bedroom floor plan. Dining area in kitchen. Easy access to laundry in converted garage/bonus room. Covered patio and hearty, drought-resistant landscaping in back yard. Handy tool shed, too! Go take a look! adjustment: \$1550 sq ft

\* Sold 3 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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$398,100	\$398,100
<b>Sales Price</b>	\$398,000	\$398,000
<b>30 Day Price</b>	\$374,120	--

### Comments Regarding Pricing Strategy

The values that were used to determine the subject properties overall value were based on the homes in the immediate area of the subject that sold within .49 miles of the subject property. By using this criteria of the most recent sales, it shows the very current market values of today and not of previous times.

## 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** 1332 Hellings Avenue, Richmond, CA 94801  
**Loan Number** 36716

**Suggested List** \$398,100

**Suggested Repaired** \$398,100

**Sale** \$398,000



**Subject** 1332 Hellings Ave

**View** Front



**Subject** 1332 Hellings Ave

**View** Address Verification



**VIII. Property Images (continued)**

**Address** 1332 Hellings Avenue, Richmond, CA 94801  
**Loan Number** 36716

**Suggested List** \$398,100

**Suggested Repaired** \$398,100

**Sale** \$398,000



**Subject** 1332 Hellings Ave

**View** Side



**Subject** 1332 Hellings Ave

**View** Side

**VIII. Property Images (continued)**

**Address** 1332 Hellings Avenue, Richmond, CA 94801  
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**Sale** \$398,000



**Subject** 1332 Hellings Ave

**View** Street



**Subject** 1332 Hellings Ave

**View** Street



**VIII. Property Images (continued)**

**Address** 1332 Hellings Avenue, Richmond, CA 94801  
**Loan Number** 36716

**Suggested List** \$398,100

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**Sale** \$398,000



**Subject** 1332 Hellings Ave

**View** Street



**Subject** 1332 Hellings Ave

**View** Other

**Comment** "Across the street "



**VIII. Property Images (continued)**

**Address** 1332 Hellings Avenue, Richmond, CA 94801  
**Loan Number** 36716 **Suggested List** \$398,100

**Suggested Repaired** \$398,100

**Sale** \$398,000



**Listing Comp 1** 683 Harbour Way

**View** Front



**Listing Comp 2** 2009 Dunn Ave

**View** Front

**VIII. Property Images (continued)**

**Address** 1332 Hellings Avenue, Richmond, CA 94801  
**Loan Number** 36716      **Suggested List** \$398,100      **Suggested Repaired** \$398,100      **Sale** \$398,000



**Listing Comp 3** 2106 Alfreda Blvd

**View** Front



**Sold Comp 1** 931 7th St

**View** Front



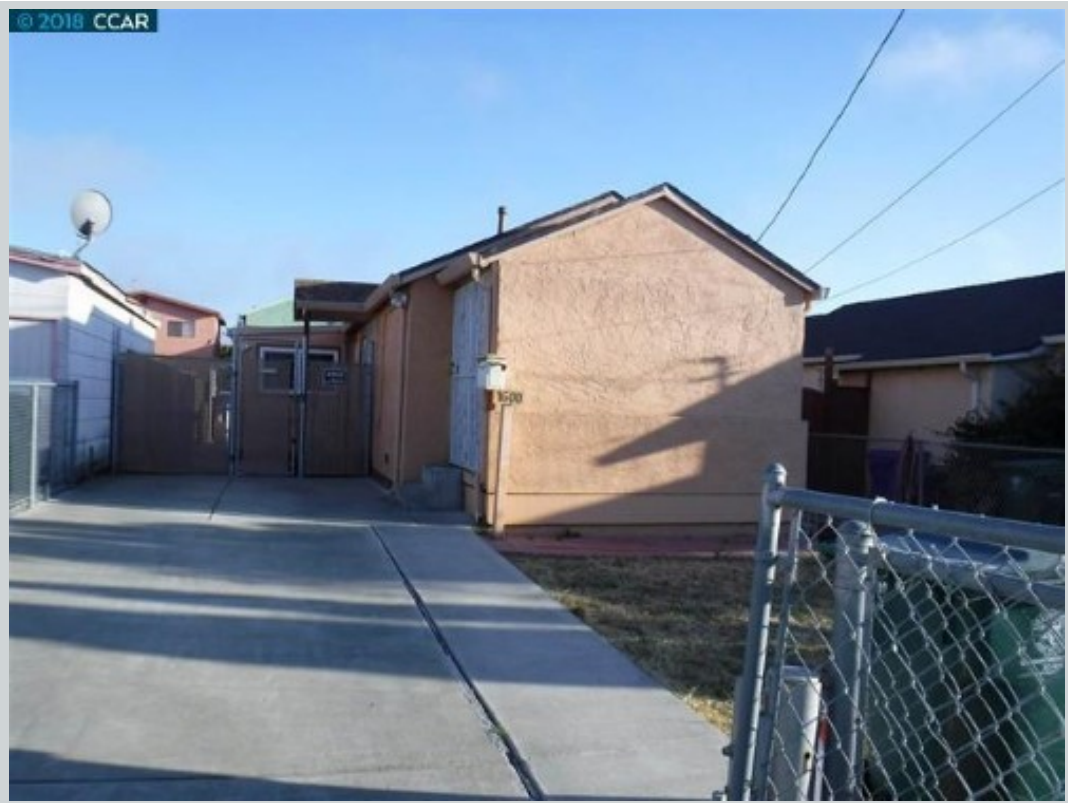
**VIII. Property Images (continued)**

**Address** 1332 Hellings Avenue, Richmond, CA 94801  
**Loan Number** 36716

**Suggested List** \$398,100

**Suggested Repaired** \$398,100

**Sale** \$398,000



**Sold Comp 2** 1600 Pine Ave

**View** Front



**Sold Comp 3** 1818 Alfreda Blvd

**View** Front

ClearMaps Addendum

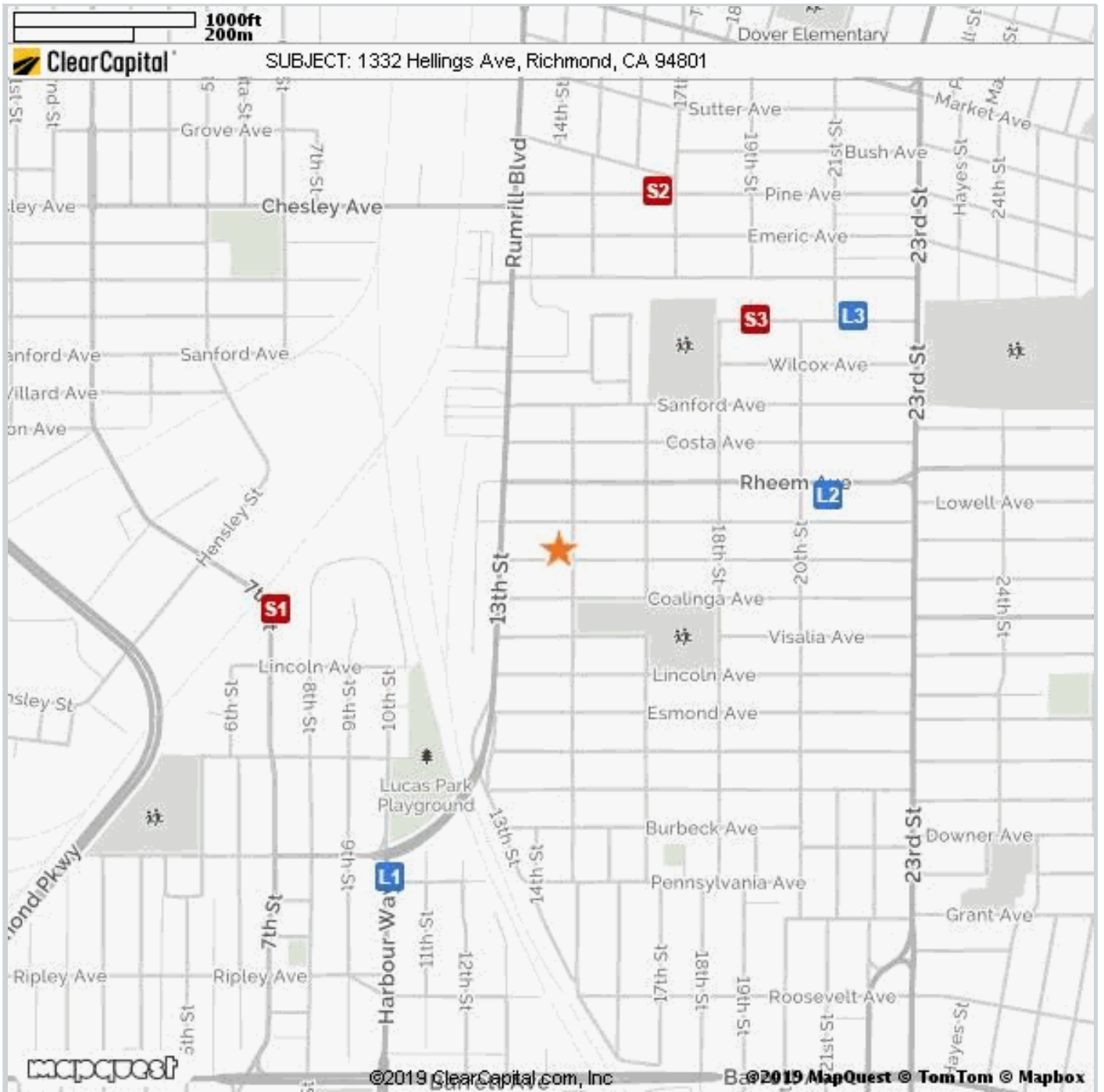
Address ★ 1332 Hellings Avenue, Richmond, CA 94801

Loan Number 36716

Suggested List \$398,100

Suggested Repaired \$398,100

Sale \$398,000



Comparable	Address	Miles to Subject	Mapping Accuracy
<span style="color: orange;">★</span> Subject	1332 Hellings Ave, Richmond, CA	--	Parcel Match
<span style="color: blue;">L1</span> Listing 1	683 Harbour Way, Richmond, CA	0.46 Miles <sup>1</sup>	Parcel Match
<span style="color: blue;">L2</span> Listing 2	2009 Dunn Ave, Richmond, CA	0.37 Miles <sup>1</sup>	Parcel Match
<span style="color: blue;">L3</span> Listing 3	2106 Alfreda Blvd, Richmond, CA	0.50 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S1</span> Sold 1	931 7th St, Richmond, CA	0.36 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S2</span> Sold 2	1600 Pine Ave, Richmond, CA	0.49 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S3</span> Sold 3	1818 Alfreda Blvd, Richmond, CA	0.40 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.
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

<b>Broker Name</b>	Beate Bell	<b>Company/Brokerage</b>	Tier4
<b>License No</b>	02004917		
<b>License Expiration</b>	04/27/2020	<b>License State</b>	CA
<b>Phone</b>	4088026624	<b>Email</b>	Tier4real@gmail.com
<b>Broker Distance to Subject</b>	1.29 miles	<b>Date Signed</b>	03/20/2019

*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 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.**