

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>	49 Cypress Place, Sausalito, CA 94965	<b>Order ID</b>	6104098	<b>Property ID</b>	26192108
<b>Inspection Date</b>	03/15/2019	<b>Date of Report</b>	03/16/2019		
<b>Loan Number</b>	36731	<b>APN</b>	0364-410-39		
<b>Borrower Name</b>	CRE				

#### Tracking IDs

<b>Order Tracking ID</b>	CS_FundingBatch57_03.13.2019	<b>Tracking ID 1</b>	CS_FundingBatch57_03.13.2019
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

#### I. General Conditions

<b>Property Type</b>	Condo	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied	The subject is in good condition with no deferred maintenance based on exterior visual inspection.	
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Anchorage		
<b>Association Fees</b>	\$468 / Month (Insurance, Other: ground maintenance)		
<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>		The subject has not been listed in the past 12 months.	
<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>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The neighborhood encompasses homes of similar age, style and condition. The homes are generally in good condition. The homes are generally in good to average condition. The neighborhood is not prevalent to REOs. Sellers are giving minimal concessions to buyers primarily for paying for closing costs.	
<b>Sales Prices in this Neighborhood</b>	Low: \$450,000 High: \$1,000,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	<b>Subject</b>	<b>Listing 1 *</b>	<b>Listing 2</b>	<b>Listing 3</b>
<b>Street Address</b>	49 Cypress Place	2311 Scott St Apt 4	1998 Broadway Apt 702	2120 Stockton St Apt 301
<b>City, State</b>	Sausalito, CA	San Francisco, CA	San Francisco, CA	San Francisco, CA
<b>Zip Code</b>	94965	94115	94109	94133
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	6.25 <sup>1</sup>	6.35 <sup>1</sup>	6.60 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$859,000	\$859,000	\$799,000
<b>List Price \$</b>	--	\$859,000	\$859,000	\$799,000
<b>Original List Date</b>		01/04/2019	12/25/2018	11/17/2018
<b>DOM · Cumulative DOM</b>	-- · --	68 · 71	55 · 81	116 · 119
<b>Age (# of years)</b>	40	54	55	39
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Style/Design</b>	1 Story contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	766	735	700	713
<b>Bdrm · Bths · ½ Bths</b>	1 · 1	1 · 1	1 · 1	1 · 1
<b>Total Room #</b>	3	3	3	3
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.01 acres	0.01 acres	0.01 acres	0.01 acres
<b>Other</b>	--	--	--	--

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

**Listing 1** Inferior GLA adjustment \$13,000 and inferior age adjustment \$14,000 = \$886,000

**Listing 2** Inferior GLA adjustment \$27,000 and inferior age adjustment \$15,000 = \$901,000

**Listing 3** Inferior GLA adjustment \$17,000 and superior age adjustment -\$1,000 = \$815,000

\* Listing 1 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

	<b>Subject</b>	<b>Sold 1</b>	<b>Sold 2</b>	<b>Sold 3 *</b>
<b>Street Address</b>	49 Cypress Place	86 Anchorage Rd	114 Stanford Way	98 Stanford Way
<b>City, State</b>	Sausalito, CA	Sausalito, CA	Sausalito, CA	Sausalito, CA
<b>Zip Code</b>	94965	94965	94965	94965
<b>Datasource</b>	Tax Records	Public Records	Public Records	Public Records
<b>Miles to Subj.</b>	--	0.20 <sup>1</sup>	0.31 <sup>1</sup>	0.30 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$600,000	\$567,000	\$725,000
<b>List Price \$</b>	--	\$600,000	\$567,000	\$725,000
<b>Sale Price \$</b>	--	\$600,000	\$567,000	\$725,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	10/12/2018	7/3/2018	4/12/2018
<b>DOM · Cumulative DOM</b>	-- · --	1 · 0	1 · 0	1 · 0
<b>Age (# of years)</b>	40	50	38	38
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Style/Design</b>	1 Story contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	766	794	616	776
<b>Bdrm · Bths · ½ Bths</b>	1 · 1	1 · 1	1 · 1	1 · 1
<b>Total Room #</b>	3	3	3	3
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	%	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.01 acres	0.04 acres	0.02 acres	0.03 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$1,000	+\$59,000	-\$6,000
<b>Adjusted Price</b>	--	\$599,000	\$626,000	\$719,000

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

**Sold 1** Superior GLA adjustment -\$11,000 and inferior age adjustment \$10,000 = \$599,000

**Sold 2** Inferior GLA adjustment \$61,000 and inferior age adjustment -\$2,000 = \$626,000

**Sold 3** Superior GLA adjustment -\$4,000 and superior age adjustment -\$2,000 = \$727,000

\* 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>	\$661,000	\$661,000
<b>Sales Price</b>	\$651,000	\$651,000
<b>30 Day Price</b>	\$641,000	--

### Comments Regarding Pricing Strategy

The value conclusion is based on sold comps referenced in this report. Comps were selected within 0.5 miles and 10% of the GLA.

## 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** 49 Cypress Place, Sausalito, CA 94965  
**Loan Number** 36731

**Suggested List** \$661,000

**Suggested Repaired** \$661,000

**Sale** \$651,000



**Subject** 49 Cypress Pl

**View** Front



**Subject** 49 Cypress Pl

**View** Front



**VIII. Property Images (continued)**

**Address** 49 Cypress Place, Sausalito, CA 94965  
**Loan Number** 36731

**Suggested List** \$661,000

**Suggested Repaired** \$661,000

**Sale** \$651,000



**Subject** 49 Cypress Pl

**View** Address Verification



**Subject** 49 Cypress Pl

**View** Side

**VIII. Property Images (continued)**

**Address** 49 Cypress Place, Sausalito, CA 94965  
**Loan Number** 36731

**Suggested List** \$661,000

**Suggested Repaired** \$661,000

**Sale** \$651,000



**Subject** 49 Cypress Pl

**View** Side



**Subject** 49 Cypress Pl

**View** Side



**VIII. Property Images (continued)**

**Address** 49 Cypress Place, Sausalito, CA 94965  
**Loan Number** 36731

**Suggested List** \$661,000

**Suggested Repaired** \$661,000

**Sale** \$651,000



**Subject** 49 Cypress Pl

**View** Street



**Subject** 49 Cypress Pl

**View** Street



**VIII. Property Images (continued)**

**Address** 49 Cypress Place, Sausalito, CA 94965  
**Loan Number** 36731 **Suggested List** \$661,000

**Suggested Repaired** \$661,000

**Sale** \$651,000



**Listing Comp 1** 2311 Scott St Apt 4

**View** Front



**Listing Comp 2** 1998 Broadway Apt 702

**View** Front

**VIII. Property Images (continued)**

**Address** 49 Cypress Place, Sausalito, CA 94965

**Loan Number** 36731

**Suggested List** \$661,000

**Suggested Repaired** \$661,000

**Sale** \$651,000



**Listing Comp 3** 2120 Stockton St Apt 301

**View** Front



**Sold Comp 1** 86 Anchorage Rd

**View** Front



**VIII. Property Images (continued)**

**Address** 49 Cypress Place, Sausalito, CA 94965  
**Loan Number** 36731

**Suggested List** \$661,000

**Suggested Repaired** \$661,000

**Sale** \$651,000



**Sold Comp 2** 114 Stanford Way

**View** Front

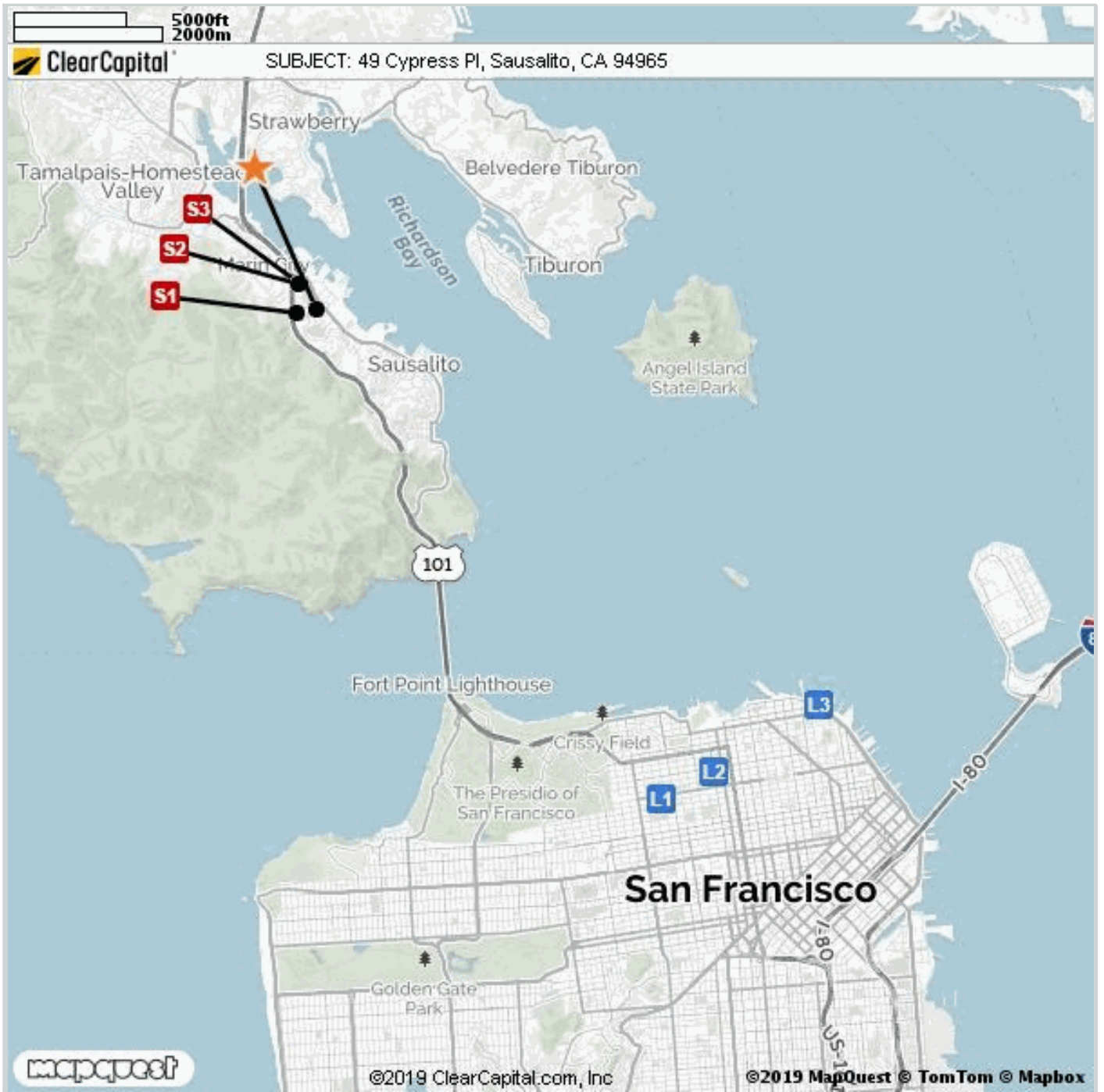


**Sold Comp 3** 98 Stanford Way

**View** Front

ClearMaps Addendum

Address ★ 49 Cypress Place, Sausalito, CA 94965  
 Loan Number 36731      Suggested List \$661,000      Suggested Repaired \$661,000      Sale \$651,000



Comparable	Address	Miles to Subject	Mapping Accuracy
<span style="color: orange;">★</span> Subject	49 Cypress Pl, Sausalito, CA	--	Parcel Match
<span style="border: 1px solid blue; padding: 2px;">L1</span> Listing 1	2311 Scott St Apt 4, San Francisco, CA	6.25 Miles <sup>1</sup>	Parcel Match
<span style="border: 1px solid blue; padding: 2px;">L2</span> Listing 2	1998 Broadway Apt 702, San Francisco, CA	6.35 Miles <sup>1</sup>	Parcel Match
<span style="border: 1px solid blue; padding: 2px;">L3</span> Listing 3	2120 Stockton St Apt 301, San Francisco, CA	6.60 Miles <sup>1</sup>	Parcel Match
<span style="border: 1px solid red; padding: 2px;">S1</span> Sold 1	86 Anchorage Rd, Sausalito, CA	0.20 Miles <sup>1</sup>	Parcel Match
<span style="border: 1px solid red; padding: 2px;">S2</span> Sold 2	114 Stanford Way, Sausalito, CA	0.31 Miles <sup>1</sup>	Parcel Match
<span style="border: 1px solid red; padding: 2px;">S3</span> Sold 3	98 Stanford Way, Sausalito, CA	0.30 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>	Leona Renee Greenlow-Turner	<b>Company/Brokerage</b>	Elite REO Services
<b>License No</b>	01390252		
<b>License Expiration</b>	06/18/2019	<b>License State</b>	CA
<b>Phone</b>	5107170094	<b>Email</b>	leona.turner@elitereo.com
<b>Broker Distance to Subject</b>	10.09 miles	<b>Date Signed</b>	03/15/2019

*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.**