

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	2920 Muirfield Circle, San Bruno, CA 94066	Order ID	7570523	Property ID	31006872
Inspection Date	09/09/2021	Date of Report	09/09/2021		
Loan Number	37991	APN	017-361-170		
Borrower Name	Catamount Properties 2018 LLC	County	San Mateo		

Tracking IDs

Order Tracking ID	0908BPO_Update	Tracking ID 1	0908BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$11,936	Subject property is in average condition, no repairs needed at the time of the exterior inspection. One story detached home.	
Assessed Value	\$1,133,623		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
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		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Established neighborhood with mature trees. Close to transportation, schools and shopping.	
Sales Prices in this Neighborhood	Low: \$1,050,000 High: \$1,690,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2920 Muirfield Circle	2120 Oakmont Drive	2800 Oakmont Drive	2000 Evergreen Drive
City, State	San Bruno, CA	San Bruno, CA	San Bruno, CA	San Bruno, CA
Zip Code	94066	94066	94066	94066
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.10 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,188,000	\$1,277,000	\$1,288,000
List Price \$	--	\$1,188,000	\$1,277,000	\$1,288,000
Original List Date		08/12/2021	07/22/2021	08/20/2021
DOM · Cumulative DOM	-- · --	7 · 28	4 · 49	6 · 20
Age (# of years)	58	59	58	62
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	1 Story Trad.	1 Story Trad.	1 Story Trad.	2 Stories Trad.
# Units	1	1	1	1
Living Sq. Feet	1,430	1,440	1,765	1,540
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	5 · 2	4 · 3
Total Room #	6	6	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.11 acres	0.11 acres	0.11 acres	0.20 acres
Other	--	--	--	--

* Listing 1 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.

Current Listings - Cont.

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

- Listing 1** First time on the market since 1964 for this enchanting home in coveted Monte Verde neighborhood! Lovingly maintained by only 2 owners since it was built in 1962, this charming house delights the senses with mid-century modern touches and a seamless indoor/outdoor connection. Structurally executed to maximize light, the home is luminous with oversized windows and glass doors, enticing you to explore the back yard or adjacent Monte Verde Park. It's easy to entertain in the eat-in kitchen with its own private outdoor courtyard.
- Listing 2** Welcome to this sprawling one-story home nestled in the desirable Monte Verde neighborhood of San Bruno! This property offers 1765 square feet of living space on a 5000 square foot lot. Boasting five bedrooms, two tastefully updated bathrooms, a large combination living room/dining room with a wood burning fireplace and an eat-in kitchen with granite countertops. Other wonderful features include an easy flowing and inviting floor plan, a primary bedroom suite with access to the back yard, a level yard including a deck and lawn area and a 2-car attached garage.
- Listing 3** Beautiful home with amazing bay views in desirable Rollingwood neighborhood. Enjoy serene park like backyard. Main level features 3 bedrooms & 2 baths. Lower level a master suite (or turn into family room) with access to wood deck. Don't miss additional bonus room below garage, great for home office or man cave. 2 car side-by-side garage.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2920 Muirfield Circle	3061 Oakmont Dr	2701 Oakmont Dr	2901 Berkshire Dr
City, State	San Bruno, CA	San Bruno, CA	San Bruno, CA	San Bruno, CA
Zip Code	94066	94066	94066	94066
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.15 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$995,000	\$1,188,000	\$1,288,000
List Price \$	--	\$995,000	\$1,188,000	\$1,288,000
Sale Price \$	--	\$1,050,000	\$1,300,000	\$1,350,000
Type of Financing	--	Conv.	Conv.	Conv.
Date of Sale	--	12/15/2020	01/26/2021	07/06/2021
DOM · Cumulative DOM	-- · --	1 · 22	3 · 26	11 · 32
Age (# of years)	58	57	58	59
Condition	Average	Fair	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Trad.	1 Story Trad.	1 Story Trad.	1 Story Trad.
# Units	1	1	1	1
Living Sq. Feet	1,430	1,440	1,440	1,780
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.11 acres	0.74 acres	0.51 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$64,400	-\$85,250	-\$84,000
Adjusted Price	--	\$1,114,400	\$1,214,750	\$1,266,000

* 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.

Recent Sales - Cont.

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

- Sold 1** +200,000 inferior condition, -135,600 bigger lot size, The possibility is infinite at 3061 Oakmont Drive, a perfect HGTV home on a private .74-acre lot. It is ready for you to pin all your favorite home ideas, implement your unique style statements, and take the indoor-outdoor living to the next level. Plus, the desirable Monte Verde neighborhood promises your creativity and good work will be handsomely rewarded!
- Sold 2** -85,250 bigger lot size. With an inviting courtyard entry and a serene backyard that looks out onto a forest of trees, 2701 Oakmont is like living in your own half-acre park. It has just undergone renovations with permits and features a new roof, gutters, attic insulation, furnace, and paint
- Sold 3** -84,000 bigger GLA. Lovely home on a quiet street in the popular neighborhood of Monte Verde, San Bruno. Near many popular attractions i.e. state parks, Skyline Community College, Skyline Boulevard and several highly rated schools. Close to Silicon Valley near major tech & business companies. Both Highways 280 and 380 are easily accessible. Luscious green lawn in front w/ newly installed irrigation system. Family room is spacious and bright with 2 big skylights overhead with newly installed hardwood flooring. The dining room is both functional and decorative. Kitchen features new flooring.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No sale or listings for the subject property in the last 12 months.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,239,000	\$1,239,000
Sales Price	\$1,230,000	\$1,230,000
30 Day Price	\$1,220,000	--
Comments Regarding Pricing Strategy		
Expanded out 1 mile 30% GLA and 12 months back to find comps. Final value is based on the comps used in this report based and on the drive by of the subject property only. Interior condition of the subject property assumed the same as the exterior for the purpose of this report. The value for the subject property was arrived by making adjustments for GLA, lot size, age, views condition and bedroom and bathroom count against comparables used in this report.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 2120 Oakmont Drive
San Bruno, CA 94066



Front

L2 2800 Oakmont Drive
San Bruno, CA 94066



Front

L3 2000 Evergreen Drive
San Bruno, CA 94066



Front

Sales Photos

S1 3061 Oakmont DR
San Bruno, CA 94066



Front

S2 2701 Oakmont DR
San Bruno, CA 94066



Front

S3 2901 Berkshire DR
San Bruno, CA 94066



Front

ClearMaps Addendum

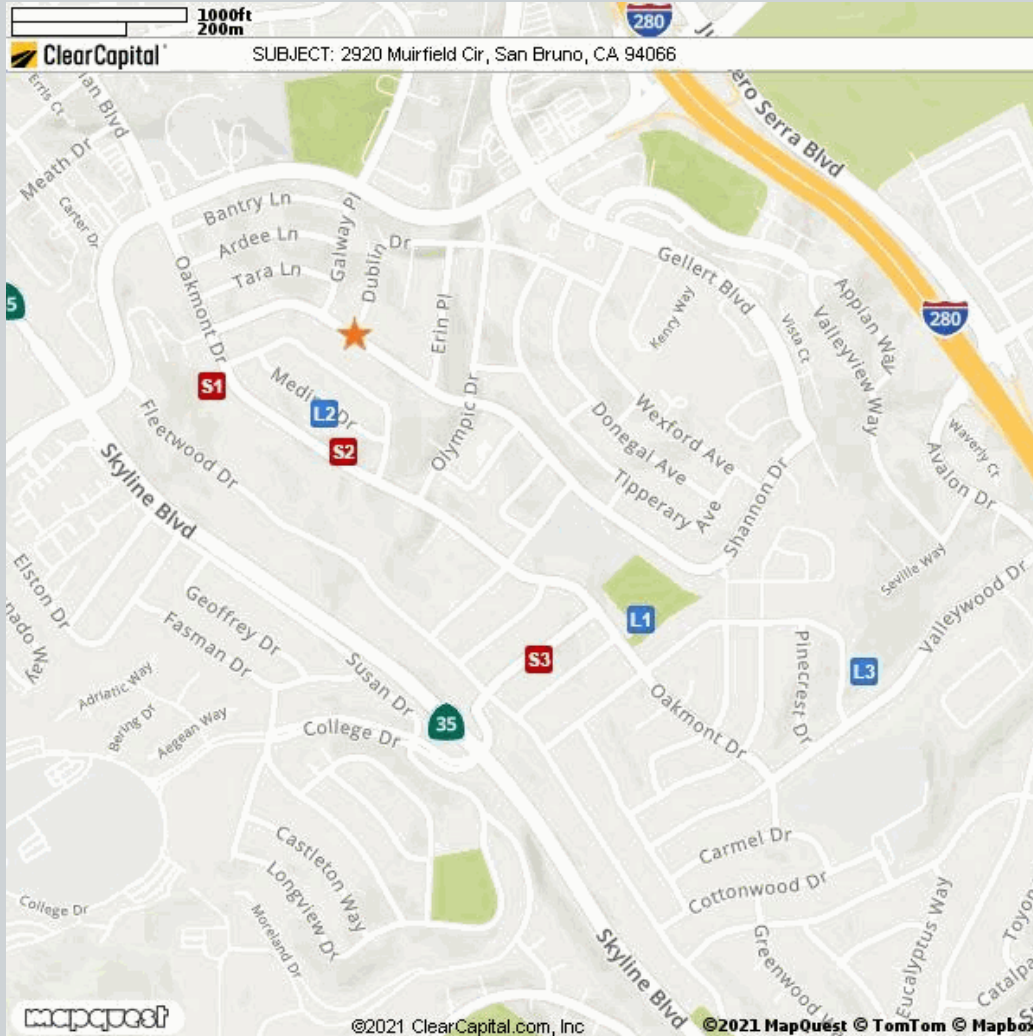
Address ★ 2920 Muirfield Circle, San Bruno, CA 94066

Loan Number 37991

Suggested List \$1,239,000

Suggested Repaired \$1,239,000

Sale \$1,230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2920 Muirfield Circle, San Bruno, CA 94066	--	Parcel Match
L1 Listing 1	2120 Oakmont Drive, San Bruno, CA 94066	0.55 Miles ¹	Parcel Match
L2 Listing 2	2800 Oakmont Drive, San Bruno, CA 94066	0.10 Miles ¹	Parcel Match
L3 Listing 3	2000 Evergreen Drive, San Bruno, CA 94066	0.83 Miles ¹	Parcel Match
S1 Sold 1	3061 Oakmont Dr, San Bruno, CA 94066	0.19 Miles ¹	Parcel Match
S2 Sold 2	2701 Oakmont Dr, San Bruno, CA 94066	0.15 Miles ¹	Parcel Match
S3 Sold 3	2901 Berkshire Dr, San Bruno, CA 94066	0.50 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.

Addendum: Report Purpose

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.

Addendum: Report Purpose - cont.

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

Report Instructions - cont.

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	Galina Plizga	Company/Brokerage	New Light Realty
License No	01372469	Address	135 Los Robles Drive Burlingame CA 94010
License Expiration	10/02/2023	License State	CA
Phone	6506196249	Email	bpo@newlightrealty.com
Broker Distance to Subject	5.80 miles	Date Signed	09/09/2021

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.