

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	4812 Walnut Street, Oakland, CA 94619	Order ID	6716430	Property ID	28391315
Inspection Date	05/15/2020	Date of Report	05/17/2020		
Loan Number	38062	APN	36-2432-18		
Borrower Name	Citibank	County	Alameda		

Tracking IDs					
Order Tracking ID	Aged BPO CITI	Tracking ID 1	Aged BPO CITI		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$1,592	No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area of similar properties, subject conforms.	
Assessed Value	\$50,771		
Zoning Classification	R10		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Subject is a conforming single family residential Craftsman style Bungalow property located within the Maxwell Park neighborhood with predominately similar single family character properties. Subject conforms to the immediate area and is located within moderate proximity to hwy 580 freeway access, below MacArthur Blvd, High St, Maxwell Park, Mills College with nearby shopping, restaurants and K-12 Schools.	
Sales Prices in this Neighborhood	Low: \$799,000 High: \$850,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4812 Walnut Street	2539 55th Ave	3335 Storer Ave	4735 Meldon Ave
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94619	94605	94619	94619
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.44 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$750,000	\$898,000	\$799,000
List Price \$	--	\$690,000	\$799,000	\$799,000
Original List Date		04/14/2020	05/05/2020	04/02/2020
DOM · Cumulative DOM	-- · --	30 · 33	9 · 12	42 · 45
Age (# of years)	104	98	72	68
Condition	Good	Average	Good	Good
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 ; City Skyline
Style/Design	1 Story Craftsman	1 Story Bungalow	3 Stories Traditional	2 Stories Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,592	1,462	1,530	1,821
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 1 · 1	3 · 2	3 · 2
Total Room #	7	6	7	8
Garage (Style/Stalls)	None	Detached 2 Car(s)	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	0.09 acres	0.09 acres	0.13 acres	0.13 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** A1 is similar in room count, in fireplace with 3 beds, 1.5 baths. A1 is superior in year built, in garage space. A1 is inferior in GLA, in lot size. A1 is located within Maxwell Park is being sold in as-is condition. A1 comes with period charm, hardwood floors, a corner lot, detached garage, a wood burning fireplace, built-in cabinets, china wall cabinet and main bath remodeled a few year ago.
- Listing 2** A2 is similar in room count, in fireplace with 3 beds, 2 baths. A2 is superior in year built, in lot size, in garage space. A2 is inferior in GLA. A2 is located within Maxwell Park and comes with 3 stories along a tree lined street with decks, and large backyard. A2 comes with an updated kitchen, Viking cook top with induction burners, dual pane windows, new roof, and a non-conforming in-law setup.
- Listing 3** A3 is similar in room count, in fireplace with 3 beds, 2 baths. A3 is superior in year built, in GLA, in garage space, in lot size, in condition. A3 is located within Maxwell Park, and has been remodeled with updated kitchen with quartz counters, and baths, and enclosed patio, and views of the San Francisco Skyline. A3 comes with a open floor plan, newer electrical, SS Stainless Appliances all work conducted with City Permits.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4812 Walnut Street	3324 Courtland Ave	2421 Monticello Ave	3330 Courtland Ave
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94619	94619	94601	94619
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.18 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$799,999	\$749,000	\$799,000
List Price \$	--	\$799,999	\$749,000	\$799,000
Sale Price \$	--	\$800,000	\$850,000	\$925,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/21/2019	06/24/2019	03/18/2020
DOM · Cumulative DOM	-- · --	40 · 40	38 · 38	28 · 28
Age (# of years)	104	69	70	69
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Craftsman	2 Stories Traditional	1 Story Bungalow	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,592	1,740	1,559	1,571
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	3 · 2	3 · 3
Total Room #	7	9	5	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.09 acres	0.13 acres	0.10 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	-\$24,740	-\$2,815	-\$9,895
Adjusted Price	--	\$775,260	\$847,185	\$915,105

* 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** S1 is similar in room count, in fireplace with 4 beds, 3 baths. S1 is superior in baths, in year built, in GLA, in garage space. S1 is inferior in half baths, in lot size. S1 is located within Maxwell Park and completely remodeled with easy access to freeway access to 580 & 13, BART, Transit Buses, and walking distance to Mills College. S1 offers an open floor plan, kitchen with quartz islands, back splash, new SS appliances, farm sink, new carpets, in house laundry with Pergo floors, new electrical, plumbing and HVAC, Tank Less Water Heater, new exterior stucco, and fresh paint. Adjustments made for garage space - (\$10,000), GLA - (\$10,360), lot size, year built - (\$3,500), baths - (\$2,500) and half baths + (\$1,500).
- Sold 2** S2 is similar in room count, in fireplace with 3 beds, 2 baths. S2 is superior in year built, in lot size, in garage space. S2 is inferior in beds, in half baths, in GLA. S2 is located within Maxwell Park and a chef's kitchen with gas range, double ovens, a Master with en-suite bath and walk-in closets, hardwood floors, HVAC, skylights, recessed lighting and fresh low maintenance landscape, a single car garage. Adjustments made for garage - (\$5,000), GLA + (\$2,310), lot size - (\$1,725), year built - (\$3,400), bed + (\$3,500) and half baths + (\$1,500).
- Sold 3** S3 is similar in room count, in fireplace with 3 beds, 3 baths. S3 is inferior in beds, in half baths, in GLA. S3 is superior in year built, in garage space, in lot size. S3 is located within Maxwell Park and offers an in-law setup, a chef's kitchen, quartz counters, designer backsplash, large island, open concept living with high ceilings, multiple tiers patios, hill views, Master Suite with en-suite with French door access to yard access. Adjustments made for garage - (\$10,000), GLA + (\$1,470), lot size - (\$365.00), year built - (\$3,500), bed + (\$3,500), bath - (\$2,500) and half baths + (\$1,500).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was cancelled on 04/01/2020, properties listed on 2/13/2020 for \$799,000 and later increased to \$849,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
02/13/2020	\$799,000	--	--	Withdrawn	04/01/2020	\$849,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$799,000	\$799,000
Sales Price	\$850,000	\$850,000
30 Day Price	\$850,000	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 12 months and .50 miles. Search criteria extended 12 months due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$799,000 and median sold price \$850,000 with a DOM of 30 - 45 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is currently 30 - 45 Days on the market. Trends for this zip code indicate that within the current inventory 1% are in foreclosure, Auction, and Bank Owned stages.</p>		

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.

Subject Photos



Front



Front



Address Verification



Side



Side



Side

DRIVE-BY BPO

by ClearCapital

4812 Walnut St
Oakland, CA 94619

38062
Loan Number

\$850,000
● As-Is Value

Subject Photos



Side



Side



Side



Side



Side



Street

Subject Photos



Street



Street

Listing Photos

L1 2539 55th Ave
Oakland, CA 94605



Front

L2 3335 Storer Ave
Oakland, CA 94619



Front

L3 4735 Meldon Ave
Oakland, CA 94619



Front

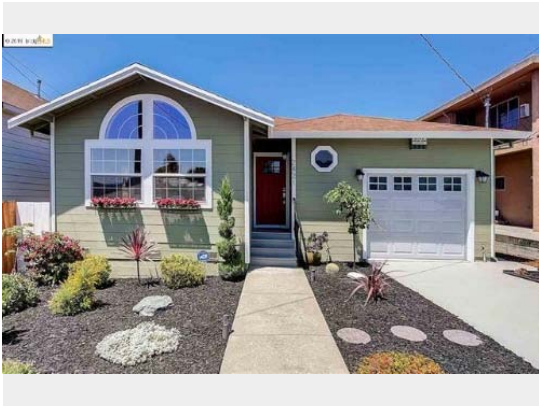
Sales Photos

S1 3324 Courtland Ave
Oakland, CA 94619



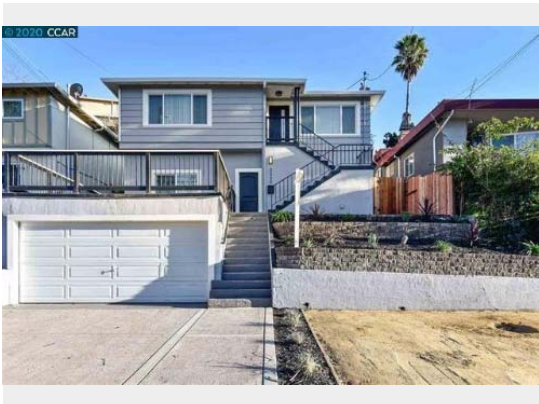
Front

S2 2421 Monticello Ave
Oakland, CA 94601



Front

S3 3330 Courtland Ave
Oakland, CA 94619



Front

ClearMaps Addendum

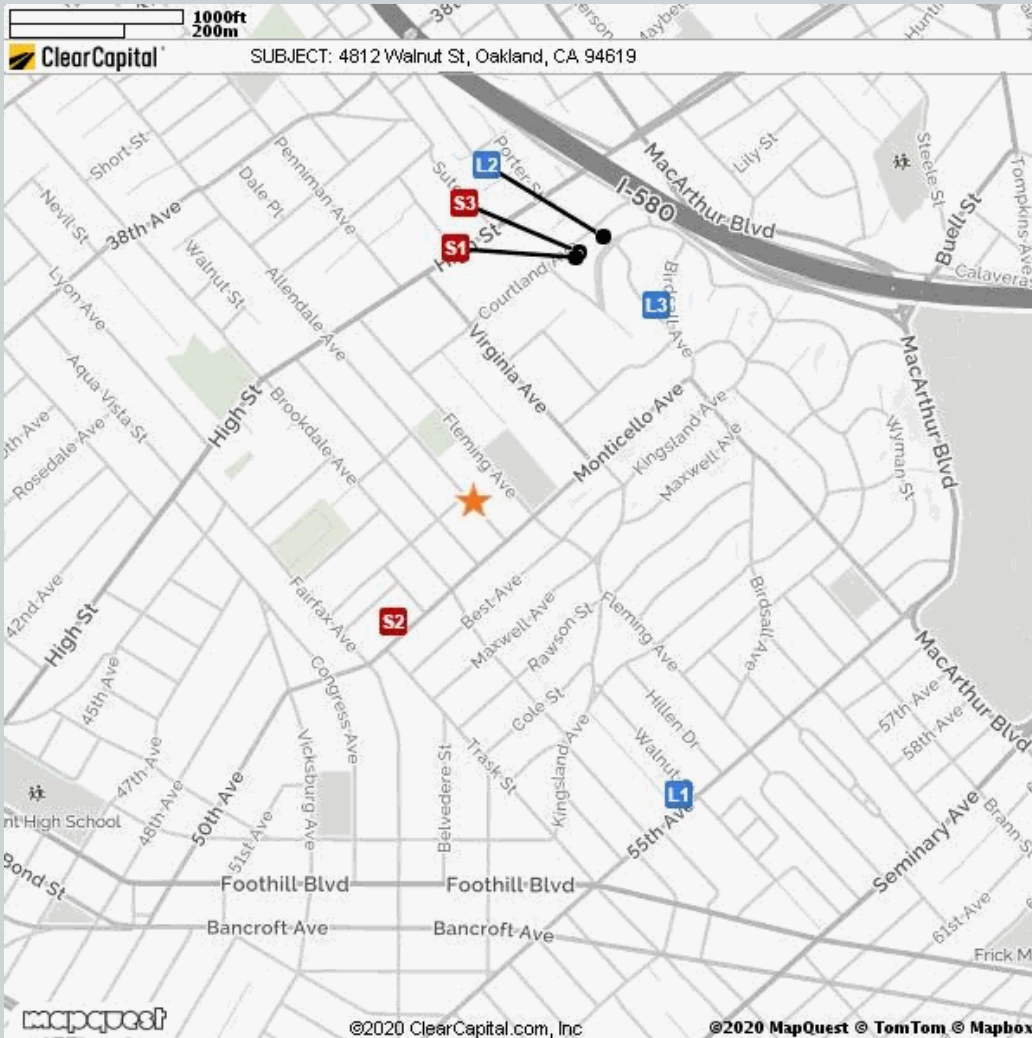
Address ★ 4812 Walnut Street, Oakland, CA 94619

Loan Number 38062

Suggested List \$799,000

Suggested Repaired \$799,000

Sale \$850,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4812 Walnut St, Oakland, CA	--	Parcel Match
L1 Listing 1	2539 55th Ave, Oakland, CA	0.48 Miles ¹	Parcel Match
L2 Listing 2	3335 Storer Ave, Oakland, CA	0.44 Miles ¹	Parcel Match
L3 Listing 3	4735 Meldon Ave, Oakland, CA	0.38 Miles ¹	Parcel Match
S1 Sold 1	3324 Courtland Ave, Oakland, CA	0.39 Miles ¹	Parcel Match
S2 Sold 2	2421 Monticello Ave, Oakland, CA	0.18 Miles ¹	Parcel Match
S3 Sold 3	3330 Courtland Ave, Oakland, CA	0.40 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.

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.

Report Instructions - cont.

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	Debbye Deister	Company/Brokerage	Stonehurst Real Estate Services
License No	01426142	Address	Stonehurst Real Estate Services Lafayette CA 94549
License Expiration	04/15/2024	License State	CA
Phone	9254513368	Email	stonehurstres00@gmail.com
Broker Distance to Subject	9.18 miles	Date Signed	05/16/2020

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.