

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	1757 Auseon Avenue, Oakland, CA 94621	Order ID	6255487	Property ID	26903445
Inspection Date	07/21/2019	Date of Report	07/22/2019		
Loan Number	38326	APN	043 -4592-006		
Borrower Name	Catamount Properties 2018 LLC	County	Alameda		

Tracking IDs					
Order Tracking ID	CITL_BPO_07.20.19	Tracking ID 1	CITL_BPO_07.20.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Kees Timothy W	Condition Comments	
R. E. Taxes	\$4,786	Subject is in average condition as observed from curbside inspection. House number is not visible from curbside. Verification from neighboring homes. Subject sits between 1751 and 1763 Auseon.	
Assessed Value	\$194,804		
Zoning Classification	RESIDENTIAL		
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	Improving	The neighborhood is close to schools, shopping, parks, FWY, and public transportation. Subject is between International Blvd and Bancroft Way, 2 major thoroughfares.	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$571,000		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1757 Auseon Avenue	1906 94th Ave	2068 85th Ave	7863 Plymouth St
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94621	94603	94621	94621
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.26 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$385,000	\$439,000
List Price \$	--	\$399,000	\$385,000	\$429,000
Original List Date		01/18/2019	06/10/2019	03/06/2019
DOM · Cumulative DOM	-- · --	6 · 185	41 · 42	77 · 138
Age (# of years)	96	95	80	92
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	Neutral ; Residential
Style/Design	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,005	1,025	1,027	1,104
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.10 acres	.08 acres	.07 acres	.07 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** Well maintained with a functional floor plan and a Large Master Bedroom. Long Driveway leading to a Detached garage with an area for extra storage. Roof approximately 1 yrs old per owner. Air conditioning.
- Listing 2** The Charming Home offers classic split level with hardwood floor through out the house. Spacious two bedroom, with garage attached.
- Listing 3** Welcome home to 7863 Plymouth St, located in Oakland's Arroyo Viejo neighborhood. This 1,104 sq. ft. 3 bedroom 1 bathroom home is conveniently located to have easy access to HWY 580 and HWY 880. As you enter the home you will notice the open space from the living room to the dining room area that leads directly into the kitchen, as well as multiple windows that boast natural light. The home features easy to maintain tile floors throughout the home, washer and dryer hookups, a gas stove range, electric solar pannels, as well as fresh interior and exterior paint. This home includes a large driveway that can fit multiple cars, a front yard with colorful trees and a back yard with a large deck and a storage room. Enjoy the walking distance to shopping and local parks with a WalkScore of 73.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1757 Auseon Avenue	1351 92nd Ave	2245 87th Ave	7847 Arthur St
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94621	94603	94605	94605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.34 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$350,000	\$385,000
List Price \$	--	\$415,000	\$350,000	\$415,000
Sale Price \$	--	\$415,000	\$375,000	\$415,000
Type of Financing	--	Conventional	Conventional	Other
Date of Sale	--	05/10/2019	04/26/2019	06/03/2019
DOM · Cumulative DOM	-- · --	0 · 63	7 · 49	78 · 37
Age (# of years)	96	99	98	91
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	Neutral ; Residential
Style/Design	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,005	1,006	924	1,047
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 1 Car	None	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.10 acres	.13 acres	.08 acres	.07 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	+\$5,000	\$0
Adjusted Price	--	\$420,000	\$380,000	\$415,000

* Sold 1 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** This conveniently located 2br/1b single-family home is residential RD-2 zoned and nestled within the heart of Oakland! Perfect starter home includes office area and sun room! The spacious lot offers ample parking, perfect for parties and entertainment. The interior offers eat-in kitchen and two cozy bedrooms with original hardwood floor throughout the house! New roof is 7 years old. Sliding garage gates and iron fence were installed 7 years ago as well as new pavement in the front and back yards. Appliances are included with this great home. Take a look, fall in love and make an offer! With its warmth sense of community, and only moments from schools, shopping, Highway 880, and newly built Bus Rapid Transit service (BRT) under construction, this home provides all the elements for useful, productive, and comfortable Bay Area living! INF GAR \$5K ADJ
- Sold 2** Living room with fireplace, hardwood floors throughout, separate laundry room, breakfast nook, partial basement and plenty of natural wood. Long driveway and large fenced backyard. Close to public transportation, freeway, BART and shopping. INF GAR \$5K ADJ
- Sold 3** Welcome Home! You will enjoy this two bedroom, one bath home which starts with the enclosed front porch. It's steps away from Arroyo Recreation Center and a large park to walk or run with your pets. There is a fireplace in this open living room and dining room area which has tons of natural light. The kitchen is large with a T-shape extension that houses the stove. This kitchen has ample storage space and the laundry area right there. It is also an eat-in kitchen. There is a back patio area off the garage and a hot tub area. There is a one-car detached garage with electricity plus you can park multiple vehicles in the off-street parking. Friendly neighbors. It's a must see! Do not disturb tenants.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			SUBJECT HAS NO LISTING HISTORY ACTIVITY IN MLS WITHIN 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	\$420,000	\$420,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$410,000	--
Comments Regarding Pricing Strategy		
Comp search performed on a half mile radius, gla 20% over a 6 month time period. S2 priced low to encourage multiple offers.		

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.
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Subject Photos



Front



Address Verification



Street

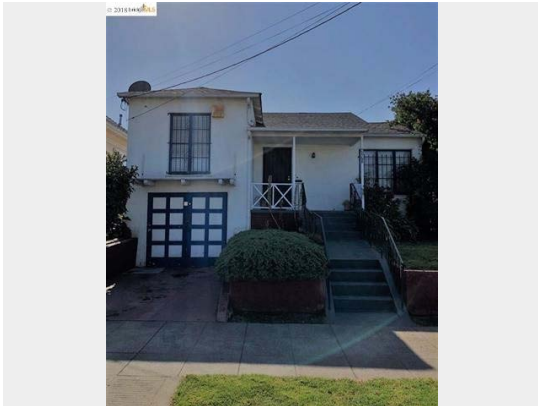
Listing Photos

L1 1906 94TH AVE
Oakland, CA 94603



Front

L2 2068 85TH AVE
Oakland, CA 94621



Front

L3 7863 PLYMOUTH ST
Oakland, CA 94621



Front

Sales Photos

S1 1351 92ND AVE
Oakland, CA 94603



Front

S2 2245 87TH AVE
Oakland, CA 94605



Front

S3 7847 ARTHUR ST
Oakland, CA 94605



Front

ClearMaps Addendum

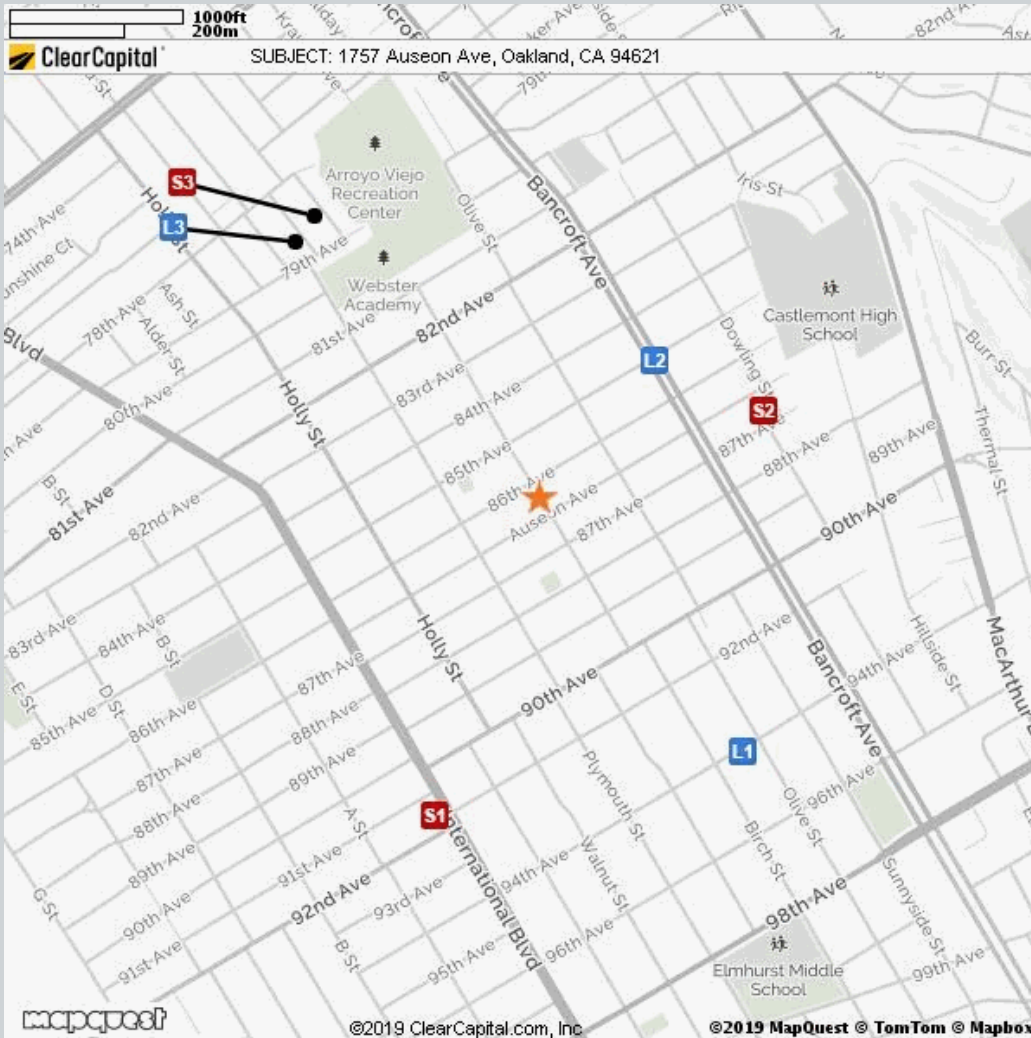
Address ★ 1757 Auseon Avenue, Oakland, CA 94621

Loan Number 38326

Suggested List \$420,000

Suggested Repaired \$420,000

Sale \$420,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1757 Auseon Ave, Oakland, CA	--	Parcel Match
L1	1906 94th Ave, Oakland, CA	0.44 Miles ¹	Parcel Match
L2	2068 85th Ave, Oakland, CA	0.26 Miles ¹	Parcel Match
L3	7863 Plymouth St, Oakland, CA	0.48 Miles ¹	Parcel Match
S1	1351 92nd Ave, Oakland, CA	0.44 Miles ¹	Parcel Match
S2	2245 87th Ave, Oakland, CA	0.34 Miles ¹	Parcel Match
S3	7847 Arthur St, Oakland, CA	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	Kathleen Fulmore	Company/Brokerage	Pacific Realty Partners
License No	01505929	Address	560 White Fir Drive San Leandro CA 94577
License Expiration	06/13/2021	License State	CA
Phone	5102908943	Email	4kathleensopinion@GMAIL.COM
Broker Distance to Subject	2.12 miles	Date Signed	07/21/2019

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.