

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	223 Oakridge Drive, Daly City, CA 94014	Order ID	6647034	Property ID	28153626
Inspection Date	03/09/2020	Date of Report	03/12/2020		
Loan Number	38354	APN	090-063-060		
Borrower Name	NA	County	San Mateo		

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	Subject property is in average condition, no repairs needed at the time of the exterior inspection. Two story detached home.
R. E. Taxes	\$7,586		
Assessed Value	\$575,430		
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	Established neighborhood with mature trees. Close to transportation, schools and shopping.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$745,000 High: \$1,330,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	223 Oakridge Drive	123 Alta Vista Way	78 Westfield Avenue	16 Sharon Court
City, State	Daly City, CA	Daly City, CA	Daly City, CA	Daly City, CA
Zip Code	94014	94014	94015	94014
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	3.41 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$998,000	\$999,888	\$1,150,000
List Price \$	--	\$998,000	\$999,888	\$1,150,000
Original List Date		03/05/2020	02/13/2020	03/02/2020
DOM · Cumulative DOM	-- · --	5 · 7	15 · 28	8 · 10
Age (# of years)	56	55	65	22
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; City Skyline	Beneficial ; City Skyline	Neutral ; Residential	Beneficial ; City Skyline
Style/Design	2 Stories Trad.	3 Stories Trad.	2 Stories Trad.	2 Stories Trad.
# Units	1	1	1	1
Living Sq. Feet	1,170	1,370	1,120	2,100
Bdrm · Bths · ½ Bths	3 · 1	2 · 1 · 1	3 · 1	4 · 2 · 1
Total Room #	5	4	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.08 acres	0.08 acres	0.07 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 Two bedrooms and one and a half bathroom home, updated throughout, close to all amenities.

Listing 2 Welcome to 78 Westfield Avenue located in the desirable Westlake Highlands neighborhood. This mid-century home was built by Henry Doelger in 1955 and has been in the same family for over 50 years.

Listing 3 Situated on a quiet cul de sac, this 4 bedroom and 2.5 bathroom home boasts 2,100 square feet of open living space on a 3,000 square foot lot. Recent upgrades include a newly painted interior, new carpets, and landscaping in the front and backyard. Vaulted ceilings provide a grand and spacious living room with windows that bring in tons of natural light. Take in the gorgeous panoramic views from the living room as well as the master suite that encompasses the entire top floor. The large and open kitchen flows effortlessly into the dining/family room area which comes complete with its own fireplace. Enjoy what the outdoors has to offer with hiking trails, state parks, and playgrounds all nearby.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	223 Oakridge Drive	54 Bellevue Ave	516 Southhill Blvd	147 Oakridge Dr
City, State	Daly City, CA	Daly City, CA	Daly City, CA	Daly City, CA
Zip Code	94014	94014	94014	94014
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.60 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$798,000	\$899,000	\$899,000
List Price \$	--	\$798,000	\$899,000	\$899,000
Sale Price \$	--	\$1,050,000	\$1,149,000	\$1,300,000
Type of Financing	--	Cash	Conv.	Conv.
Date of Sale	--	02/11/2020	07/26/2019	09/19/2019
DOM · Cumulative DOM	-- · --	9 · 27	1 · 0	14 · 0
Age (# of years)	56	58	55	56
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	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline
Style/Design	2 Stories Trad.	2 Stories Trad.	2 Stories Trad.	2 Stories Trad.
# Units	1	1	1	1
Living Sq. Feet	1,170	1,270	1,150	1,270
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2
Total Room #	5	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	0.15 acres	0.08 acres	0.11 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$33,330	+\$5,380	-\$133,500
Adjusted Price	--	\$1,083,330	\$1,154,380	\$1,166,500

* 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** +50,000 cash transaction, -28,500 bigger GLA, +16,830 smaller lot size, -5000 one more bathroom, An elevated rancher in Southern Hills that needs every cosmetic improvement in the book! Master bedroom suite, hardwood floors, woodburning fireplace, and 2-car side-by-side garage. View of San Francisco skyline and downstairs space that has excellent possibilities. Awaiting your imagination and elbow grease!
- Sold 2** +10,380 smaller lot size, -5000 one more bathroom, Well maintained Southern Hills home. Beautiful hardwood floors throughout. Newer roof, water heater and heater. Great view location (currently obstructed by overgrown trees). 2nd bath is downstairs where you can easily add an in-law unit and still have plenty of space to park 2 cars and additional storage. Seller had plans already drawn up. Extra long lot, goes beyond the fenced back yard.
- Sold 3** -28,500 bigger GLA, -100,000 updated, -5000 one more bathroom, This fully detached single family home checks all the boxes. Situated on an extra-large flat lot with Bay views, the home features 3 bedrooms and 2 baths all on one level. Enter the open concept living room with fireplace and adjacent dining room that overlooks the large, flat yard and water views. The eat-in kitchen is perfect for cozier meals. Three bedrooms and 2 baths, including one en-suite, complete this floor. Gorgeous, newly refinished hardwood floors throughout. Below is a huge space with high ceilings that offers potential expansion opportunity and access to the large yard. Two-car side-by-side parking and 2 driveway spots bring plenty of parking.

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	\$1,159,000	\$1,159,000
Sales Price	\$1,150,000	\$1,150,000
30 Day Price	\$1,140,000	--
Comments Regarding Pricing Strategy		
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 123 Alta Vista Way
Daly City, CA 94014



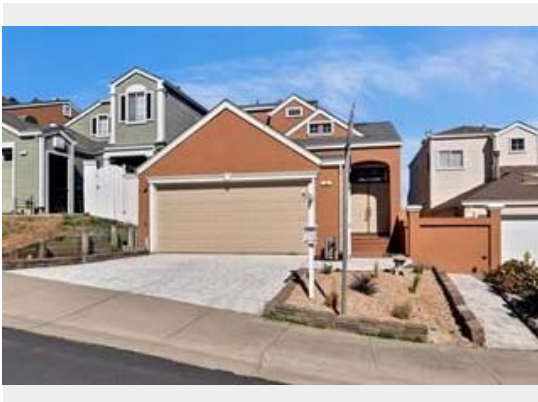
Front

L2 78 Westfield Avenue
Daly City, CA 94015



Front

L3 16 Sharon Court
Daly City, CA 94014



Front

Sales Photos

S1 54 Bellevue AVE
Daly City, CA 94014



Front

S2 516 Southhill Blvd
Daly City, CA 94014



Front

S3 147 Oakridge DR
Daly City, CA 94014



Front

ClearMaps Addendum

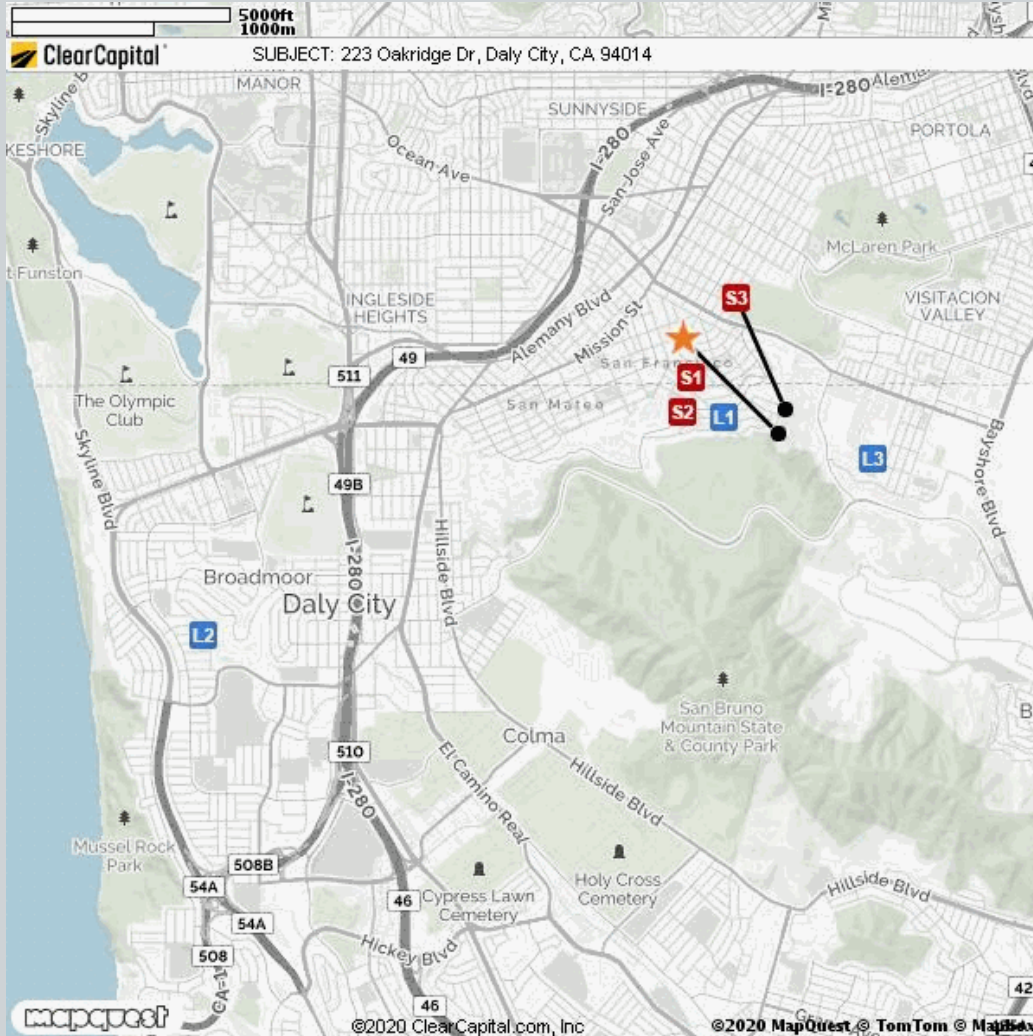
Address ★ 223 Oakridge Drive, Daly City, CA 94014

Loan Number 38354

Suggested List \$1,159,000

Suggested Repaired \$1,159,000

Sale \$1,150,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	223 Oakridge Dr, Daly City, CA	--	Parcel Match
L1 Listing 1	123 Alta Vista Way, Daly City, CA	0.37 Miles ¹	Parcel Match
L2 Listing 2	78 Westfield Avenue, Daly City, CA	3.41 Miles ¹	Parcel Match
L3 Listing 3	16 Sharon Court, Daly City, CA	0.49 Miles ¹	Parcel Match
S1 Sold 1	54 Bellevue Ave, Daly City, CA	0.59 Miles ¹	Parcel Match
S2 Sold 2	516 Southhill Blvd, Daly City, CA	0.60 Miles ¹	Parcel Match
S3 Sold 3	147 Oakridge Dr, Daly City, CA	0.14 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	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	9.10 miles	Date Signed	03/10/2020

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.