

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	18406 Carmel Drive, Castro Valley, CA 94546	Order ID	6647034	Property ID	28153644
Inspection Date	03/07/2020	Date of Report	03/08/2020		
Loan Number	38505	APN	84D-1104-74		
Borrower Name	NA	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	\$442,288		subject property is in average condition and no need for any exterior repair.
Assessed Value	\$269,304		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(subject was vacant and secured.)		
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		subject property is located in average neighborhood close to schools,park and market place.
Sales Prices in this Neighborhood	Low: \$700,000 High: \$900,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	18406 Carmel Drive	3461 Brookdale Blvd	3318 Brookdale Blvd	3141 Keith Ave
City, State	Castro Valley, CA	Castro Valley, CA	Castro Valley, CA	Castro Valley, CA
Zip Code	94546	94546	94546	94546
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.15 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$889,000	\$783,000	\$799,000
List Price \$	--	\$899,000	\$783,000	\$799,000
Original List Date		03/06/2020	02/03/2020	01/21/2020
DOM · Cumulative DOM	-- · --	2 · 2	9 · 34	20 · 47
Age (# of years)	64	68	68	72
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories ranch	2 Stories traditional	1 Story traditional	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,560	1,433	1,224	1,404
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	4 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.15 acres	0.14 acres	0.18 acres
Other	--	--	--	--

* 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** Beautiful turn-key home within walking distance to Lake Chabot! Features hardwood floors, dual pane windows, & open living space. Remodeled kitchen with quartz counters, tile floor, & stainless steel appliances perfect for any chef! The updated baths shine with quartz counters and modern fixtures. Spacious bedrooms with plenty of storage. Enjoy your evenings and weekends in your amazing backyard, great for entertaining. Award winning Castro Valley schools, close to Lake Chabot, Public Market and downtown. This home truly has it all and will not last long!
- Listing 2** Located less than 1/2 mile from Lake Chabot, this move-in ready home reflects it's pride of ownership. Updated throughout, notable features of this home include dual pane windows, a kitchen with gas cook top, recessed lighting, granite counter tops and stainless steel appliances. The light and bright living room offers a gas starting wood burning fireplace plus a dining area with access to the rear yard. Other amenities include a back yard with two patios (one with a firepit) an artificial grass area, several fruit trees, and a two car garage with an partial basement for your additional storage needs. Open House both Sat. & Sun. 2/8 and 2/9 Offers due by 12 noon on 2/12 please.
- Listing 3** Completely remodeled home with possible ADU setup, could be used as a 4 bedroom single family house or 2 bedroom 1 bath main house and 2 bedroom 1 bath ADU or in-law unit. New kitchen, new bath and new furnace. Gardner's delight large rear yard with several fruit trees. Close to Lake Chabot and easy access to BART and Highway 580. Open house Sunday from 2/23/2020 2-4 PM

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	18406 Carmel Drive	2848 Sydney Way	3214 Keith Ave	18488 Clifton Way
City, State	Castro Valley, CA	Castro Valley, CA	Castro Valley, CA	Castro Valley, CA
Zip Code	94546	94546	94546	94546
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.31 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$725,000	\$799,000	\$825,000
List Price \$	--	\$725,000	\$799,000	\$825,000
Sale Price \$	--	\$725,000	\$870,000	\$875,000
Type of Financing	--	All	All	All
Date of Sale	--	11/23/2019	04/11/2019	03/20/2019
DOM · Cumulative DOM	-- · --	0 · 0	7 · 34	7 · 35
Age (# of years)	64	61	68	68
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories ranch	2 Stories contemporary	1 Story bungalow	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,560	1,406	1,476	1,579
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	5	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 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	0.12 acres	0.11 acres	0.25 acres	0.13 acres
Other	--	--	--	--
Net Adjustment	--	+\$4,698	\$0	\$0
Adjusted Price	--	\$729,698	\$870,000	\$875,000

* 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** Huge price drop. ! This move-in ready home has an expansive kitchen with upgraded S/S appliances and lots of counter space. Enjoy the mountain views from the living room or cozy dining room with Plantation shutters to adjust the lighting. Recently painted interior/exterior and new landscaped private backyard. Close to Lake Chabot, great shopping, restaurants, BART, Castro Valley community center, freeway access and Castro Valley schools. Sewer lateral to be cleared by seller. there was adjustment for gla at \$37.00 per sq/ft, bedroom at -\$1000.00
- Sold 2** Wonderfully updated single story 3 bedroom, 2 bath home with detached in-law unit and additional shed and large storage room! This home is filled with natural light and a cozy fireplace in the living room. The kitchen is spacious and equipped with new stainless steel appliances and solid counter tops and eat-in breakfast nook. The formal dining room has a sliding glass door with access to the backyard. The bathrooms have new vanities and new beautiful tile floors. Great location with quick access to schools, shopping, 580 and other major transportation!
- Sold 3** Gorgeous! Single Level. Updated Kitchen with Breakfast Bar, Granite Counters, SS Appliances. Updated Lovely Bathrooms. Hardwood Flooring. Large Living Room with Deck to Rear Yard. Charming Family Room off Kitchen, Impressive Fireplace. Lots of Natural Light. Beautiful Brick Patio/Entry Way. Walk to Lake Chabot Park...Picnicing, Boating. Large Shed with electricity...Great for workshop, Childs Play Area, etc. Enjoy Castro Valley Schools, BART, Castro Village Shopping and Restaurants. OPEN SUNDAY, FEBRUARY 17TH 1-4. OFFERS DUE TUESDAY, 2/19 11AM

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no listing history in 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	\$729,698	\$729,698
Sales Price	\$729,698	\$729,698
30 Day Price	\$700,000	--
Comments Regarding Pricing Strategy		
due to lack of inventory had to search area up to .40 mile and back to 12 months to find close comps.		

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 3461 Brookdale Blvd
Castro Valley, CA 94546



Front

L2 3318 Brookdale Blvd
Castro Valley, CA 94546



Front

L3 3141 Keith Ave
Castro Valley, CA 94546



Front

Sales Photos

S1 2848 Sydney Way
Castro Valley, CA 94546



Front

S2 3214 Keith Ave
Castro Valley, CA 94546



Front

S3 18488 Clifton Way
Castro Valley, CA 94546



Front

ClearMaps Addendum

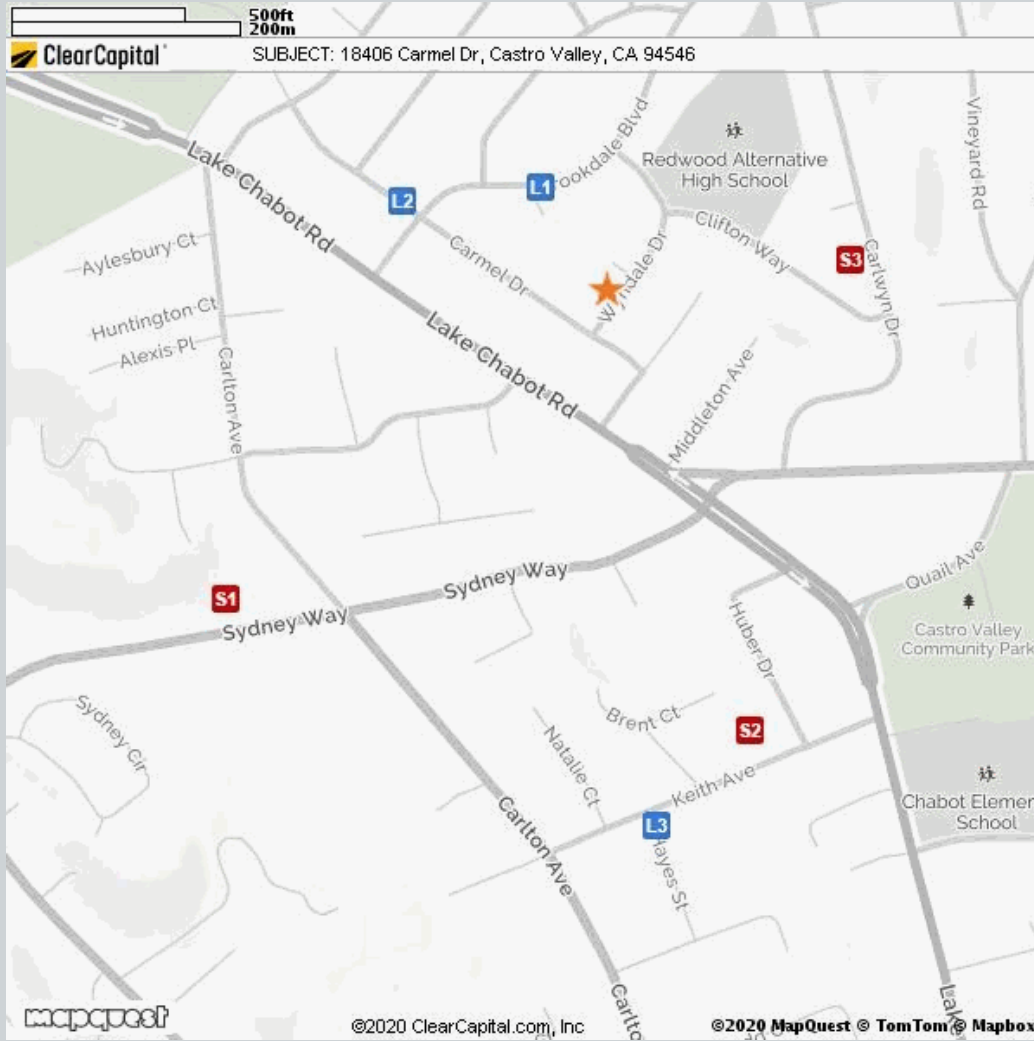
Address ★ 18406 Carmel Drive, Castro Valley, CA 94546

Loan Number 38505

Suggested List \$729,698

Suggested Repaired \$729,698

Sale \$729,698



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18406 Carmel Dr, Castro Valley, CA	--	Parcel Match
L1 Listing 1	3461 Brookdale Blvd, Castro Valley, CA	0.08 Miles ¹	Parcel Match
L2 Listing 2	3318 Brookdale Blvd, Castro Valley, CA	0.15 Miles ¹	Parcel Match
L3 Listing 3	3141 Keith Ave, Castro Valley, CA	0.36 Miles ¹	Parcel Match
S1 Sold 1	2848 Sydney Way, Castro Valley, CA	0.33 Miles ¹	Parcel Match
S2 Sold 2	3214 Keith Ave, Castro Valley, CA	0.31 Miles ¹	Parcel Match
S3 Sold 3	18488 Clifton Way, Castro Valley, CA	0.17 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	Hamid Karimi	Company/Brokerage	Legacy Real Estate& Associates
License No	01392405	Address	6025 grassland dr castro valley CA 94552
License Expiration	09/01/2023	License State	CA
Phone	5103863675	Email	hamidkar@sbcglobal.net
Broker Distance to Subject	3.51 miles	Date Signed	03/08/2020

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.