

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.

<b>Address</b>	22086 Young Avenue, Castro Valley, CA 94546	<b>Order ID</b>	6647034	<b>Property ID</b>	28153649
<b>Inspection Date</b>	03/07/2020	<b>Date of Report</b>	03/09/2020		
<b>Loan Number</b>	38548	<b>APN</b>	416-20-70		
<b>Borrower Name</b>	NA	<b>County</b>	Alameda		

### Tracking IDs

<b>Order Tracking ID</b>	Aged BPO CITI	<b>Tracking ID 1</b>	Aged BPO CITI
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b> subject property is in average condition and no need for any exterior repair.
<b>R. E. Taxes</b>	\$410,982	
<b>Assessed Value</b>	\$272,650	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(subject was locked and secured.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> subject property is located in average neighborhood close to schools,market place,bart station and easy access to free way.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$570,000 High: \$680,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	22086 Young Avenue	2235 Farley St	2370 Star Ave	22355 Queen St
<b>City, State</b>	Castro Valley, CA	Castro Valley, CA	Hayward, CA	Castro Valley, CA
<b>Zip Code</b>	94546	94546	94546	94546
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.19 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$630,000	\$600,000	\$649,000
<b>List Price \$</b>	--	\$630,000	\$600,000	\$649,000
<b>Original List Date</b>		03/02/2020	02/07/2020	01/31/2020
<b>DOM · Cumulative DOM</b>	-- · --	6 · 7	7 · 31	11 · 38
<b>Age (# of years)</b>	72	72	72	78
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story traditional	1 Story bungalow	1 Story cottage
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	905	917	1,000	976
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	4	5	4	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.12 acres	0.12 acres	0.27 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Charming, immaculate single level home in Castro Valley's Baywood Neighborhood. Minutes to BART, Trader Joe's, Shopping & Restaurants. Complete remodel of kitchen and bath done including plumbing & updated light fixtures in house. Hardwood flooring and recessed lighting. Gas starter fireplace. Well maintained front yard and huge backyard with auto sprinklers, fruit trees, flowers and patio area. Open Sat 3/7 1-4pm and Sun 3/8 1-4pm
- Listing 2** MUST SEE THIS ! Stunning Home with large yard in convenient location. Light Bright and Airy with Open Floorplan and Completely remodeled gourmet kitchen with granite countertops and newer stainless steel appliances and full size double door pantry. Perfect sized bedrooms with walk in closets. Gorgeous hardwood floors throughout. HUGE Backyard with outdoor living space. Dual-Paned windows throughout home. Fruit Garden with Peach, Fig, Lemon, Guava trees. Bonus Storage/ Utility Room. Central AC/ HEATER and Central Vacuum. Wood burning fireplace in Open Living/Dining Area. Wide driveway parks 2 vehicles. Less than 1 mile to BART, 5 Min WALK TO BART, Restaurants, Trader Joes, Shopping, Close to freeway Access! Please submit offers by Thursday, 2/13/20 12 noon.
- Listing 3** Come see this Adorable Cottage, with a white picket fence, close to shopping and transportation. huge, flat .27 acre back yard, with Fruit trees, Raised Bed garden and a nice deck for dining. Lots of room for a play structure, and huge garden. Recent inside paint, clean and fresh. Refurbished Hardwood plank flooring in living room, and new engineered flooring in the kitchen. The Gas stove is a year old, and the kitchen sink is new. A SPECIAL BONUS IS THE SUNROOM-BREAKFAST ROOM, filled with sunlight. There is an attached garage, with inside access. The front yard, has a WHITE PICKET FENCE, and a big Fruitless Mulberry tree. This Charmer is a MUST SEE!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	22086 Young Avenue	2515 Brecon Ct	21152 Dawe Ave	21732 Ada St
City, State	Castro Valley, CA	Castro Valley, CA	Castro Valley, CA	Hayward, CA
Zip Code	94546	94546	94546	94546
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 <sup>1</sup>	0.49 <sup>1</sup>	0.13 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$579,000	\$599,000	\$624,800
List Price \$	--	\$579,000	\$599,000	\$624,800
Sale Price \$	--	\$580,000	\$575,000	\$650,000
Type of Financing	--	All	All	All
Date of Sale	--	10/15/2019	10/15/2019	04/17/2019
DOM · Cumulative DOM	-- · --	23 · 55	45 · 75	9 · 44
Age (# of years)	72	72	72	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	1 Story ranch	1 Story craftsman	1 Story bungalow	1 Story cottage
# Units	1	1	1	1
Living Sq. Feet	905	905	906	905
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	0.12 acres	0.13 acres	0.12 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$580,000	\$575,000	\$650,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** What a fantastic opportunity. Here's your chance to own a great home at a great value. This cute 2 bedrm home offers hardwood floors through out. You will love the kitchen with its new granite counters and new lower cabinets. You'll also love the charm of the original upper cabinets. All new paint thru-out and dual paned windows make this home move in ready. Other upgrades include: 100amp electrical service, new fencing, 3-yr old roof. You'll enjoy the large extra room in the backyard; great for a workshop, playroom, or storage area. Walking distance to BART. Located just minutes from I-580, Starbucks, shopping and Don Castro Regional Recreation Area. The large side yard access is great for boat, RV & more. This home is truly ready for you to move in, relax and enjoy your new home.
- Sold 2** LOTS" of "POTENTIAL" here. Ideal location, blocks from CV Bart, weekend Farmers Market, freeway and all important amenities. Above ground pool, hot tub(inoperable), hardwood flrs thru out. Remodeled kit (few yrs back) Appliances stay, washer/dryer stay. All are being left in AS IS condition. Attached garage. "Sleeper"
- Sold 3** Affordable Beauty! Pride of ownership and a great value! Two bedroom house, modern remodeled kitchen, stone counter tops, beautiful cabinets and lighting. Nice, sharp hardwood floors, modern energy efficient dual pane windows. Newer Forced Air heating system, tank less water heater. Remodeled Bathroom, upgraded electrical system. The front and rear yards are good size. The detached outbuilding in rear yard could be an artist studio or great area for potted plants, detached deck, patio and garage with roll up door. Rare combinations, move in condition, nice curb appeal affordable price with easy access to BART, Bay Area Job Centers. Great opportunity for First Time Buyer, Empty Nester, Investor, Professional Family. Please come see! You will fall in love with this property.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				no listing history in last 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$580,000	\$580,000
<b>Sales Price</b>	\$580,000	\$580,000
<b>30 Day Price</b>	\$550,000	--
<b>Comments Regarding Pricing Strategy</b>		
due to lack of inventory search area was expanded up to .50 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.

## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 2235 Farley St  
Castro Valley, CA 94546



Front

**L2** 2370 Star Ave  
Hayward, CA 94546



Front

**L3** 22355 Queen St  
Castro Valley, CA 94546



Front



## Sales Photos

**S1** 2515 Brecon Ct  
Castro Valley, CA 94546



Front

**S2** 21152 Dawe Ave  
Castro Valley, CA 94546



Front

**S3** 21732 Ada St  
Hayward, CA 94546



Front

## ClearMaps Addendum

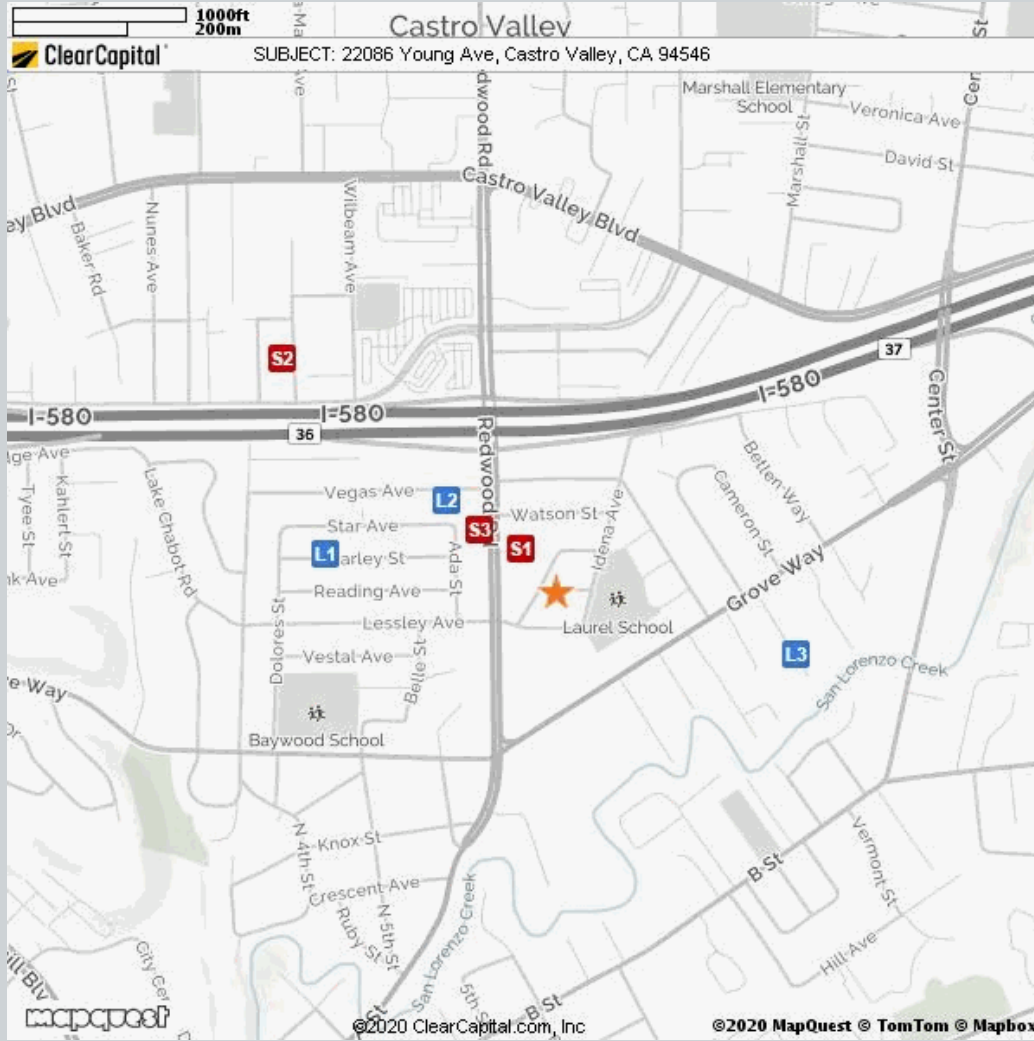
**Address** ★ 22086 Young Avenue, Castro Valley, CA 94546

**Loan Number** 38548

**Suggested List** \$580,000

**Suggested Repaired** \$580,000

**Sale** \$580,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	22086 Young Ave, Castro Valley, CA	--	Parcel Match
L1 Listing 1	2235 Farley St, Castro Valley, CA	0.31 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2370 Star Ave, Castro Valley, CA	0.19 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	22355 Queen St, Castro Valley, CA	0.34 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2515 Brecon Ct, Castro Valley, CA	0.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	21152 Dawe Ave, Castro Valley, CA	0.49 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	21732 Ada St, Castro Valley, CA	0.13 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Hamid Karimi	<b>Company/Brokerage</b>	Legacy Real Estate& Associates
<b>License No</b>	01392405	<b>Address</b>	6025 grassland dr castro valley CA 94552
<b>License Expiration</b>	09/01/2023	<b>License State</b>	CA
<b>Phone</b>	5103863675	<b>Email</b>	hamidkar@sbcglobal.net
<b>Broker Distance to Subject</b>	2.46 miles	<b>Date Signed</b>	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.**