

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>	830 Penny Royal Lane, San Rafael, CA 94903	<b>Order ID</b>	6366452	<b>Property ID</b>	27391390
<b>Inspection Date</b>	10/10/2019	<b>Date of Report</b>	10/10/2019		
<b>Loan Number</b>	38898	<b>APN</b>	178-013-23		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Marin		

**Tracking IDs**

<b>Order Tracking ID</b>	CITL_BPO_10.10.19	<b>Tracking ID 1</b>	CITL_BPO_10.10.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties	<b>Condition Comments</b> The subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
<b>R. E. Taxes</b>	\$10,979	
<b>Assessed Value</b>	\$816,666	
<b>Zoning Classification</b>	NA	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<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> The subject is located in a suburban location that has close proximity to schools, shops and major highways. The market is currently Stable. The average marketing time for similar properties in the subject area is 120 days.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$350,000 High: \$1,500,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	830 Penny Royal Lane	204 Oak Springs Dr	750 Las Colindas Rd	356 Oak Manor Dr
<b>City, State</b>	San Rafael, CA	San Anselmo, CA	San Rafael, CA	Fairfax, CA
<b>Zip Code</b>	94903	94960	94903	94930
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.83 <sup>1</sup>	0.08 <sup>1</sup>	1.92 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$925,000	\$995,000	\$975,500
<b>List Price \$</b>	--	\$925,000	\$995,000	\$975,500
<b>Original List Date</b>		09/27/2019	10/04/2019	09/06/2019
<b>DOM · Cumulative DOM</b>	-- · --	9 · 13	6 · 6	15 · 34
<b>Age (# of years)</b>	64	42	64	64
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Contemporary	2 Stories Contemporary	1 Story Ranch	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,513	1,833	1,513	1,284
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 3	3 · 2	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.14 acres	0.31 acres	0.21 acres	0.17 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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.

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

**Listing 1** Wonderful San Anselmo location with amazing views. This 3 bedroom 3 full bath home features new carpet and paint throughout. Newer furnace and water heater. Kitchen with stainless steel appliances.

**Listing 2** Classic Eichler style home nestled in wonderful San Rafael neighborhood! This home is ready for you to make it your own! Original details seen throughout, floor to ceiling windows, open floor plan with tons of natural light.

**Listing 3** This 3 bed 2 bath home features a combination of vinyl plank & original hardwood floors, wood burning fireplace that has the perfect flow of both indoor/outdoor living.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	830 Penny Royal Lane	741 Las Colindas Rd	725 Bamboo Ter	716 Montecillo Rd
<b>City, State</b>	San Rafael, CA	San Rafael, CA	San Rafael, CA	San Rafael, CA
<b>Zip Code</b>	94903	94903	94903	94903
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.08 <sup>1</sup>	0.19 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$1,000,000	\$915,000	\$930,000
<b>List Price \$</b>	--	\$1,000,000	\$915,000	\$930,000
<b>Sale Price \$</b>	--	\$1,000,000	\$915,000	\$930,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/28/2019	07/17/2019	05/20/2019
<b>DOM · Cumulative DOM</b>	-- · --	9 · 43	28 · 47	13 · 118
<b>Age (# of years)</b>	64	64	64	63
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Contemporary	1 Story Contemporary	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,513	1,555	1,831	1,786
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	2 · 2	4 · 2
<b>Total Room #</b>	8	8	7	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.14 acres	0.18 acres	0.15 acres	0.20 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$5,796	-\$43,884	-\$37,424
<b>Adjusted Price</b>	--	\$994,204	\$871,116	\$892,576

\* Sold 3 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** Highly sought after 3+ bedroom Eichler in mostly original condition. Located on a large corner lot in coveted Dixie School District. The spacious home features lovely indoor/outdoor living and mature gardens. GLA/-5796.
- Sold 2** Much sought-after Terra Linda location near great schools! Beautiful Eichler w/lots of natural light including sun room. 3rd bedroom removed to create a true master suite w/walk-in closet. GLA/-43884,
- Sold 3** Large Eichler fixer on a beautiful lot with views, gardens, many productive fruit trees, blueberry bushes, veggie gardens, front side and back yards. Newer insulated roof, new water heater big 2 car garage. GLA/-37674, Age/250

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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>	1						
<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>
08/17/2019	\$925,000	09/12/2019	\$925,000	Sold	09/23/2019	\$925,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$970,000	\$970,000
<b>Sales Price</b>	\$924,000	\$924,000
<b>30 Day Price</b>	\$880,000	--
<b>Comments Regarding Pricing Strategy</b>		
The subject property is located in a neighborhood of similar homes of similar condition, style, and materials.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.92 miles and the sold comps closed within the last 7 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

## Subject Photos



Front



Address Verification



Side



Side



Street



Other

## Listing Photos

**L1** 204 Oak Springs Dr  
San Anselmo, CA 94960



Front

**L2** 750 Las Colindas Rd  
San Rafael, CA 94903



Front

**L3** 356 Oak Manor Dr  
Fairfax, CA 94930



Front

## Sales Photos

**S1** 741 Las Colindas Rd  
San Rafael, CA 94903



Front

**S2** 725 Bamboo Ter  
San Rafael, CA 94903



Front

**S3** 716 Montecillo Rd  
San Rafael, CA 94903



Front



### ClearMaps Addendum

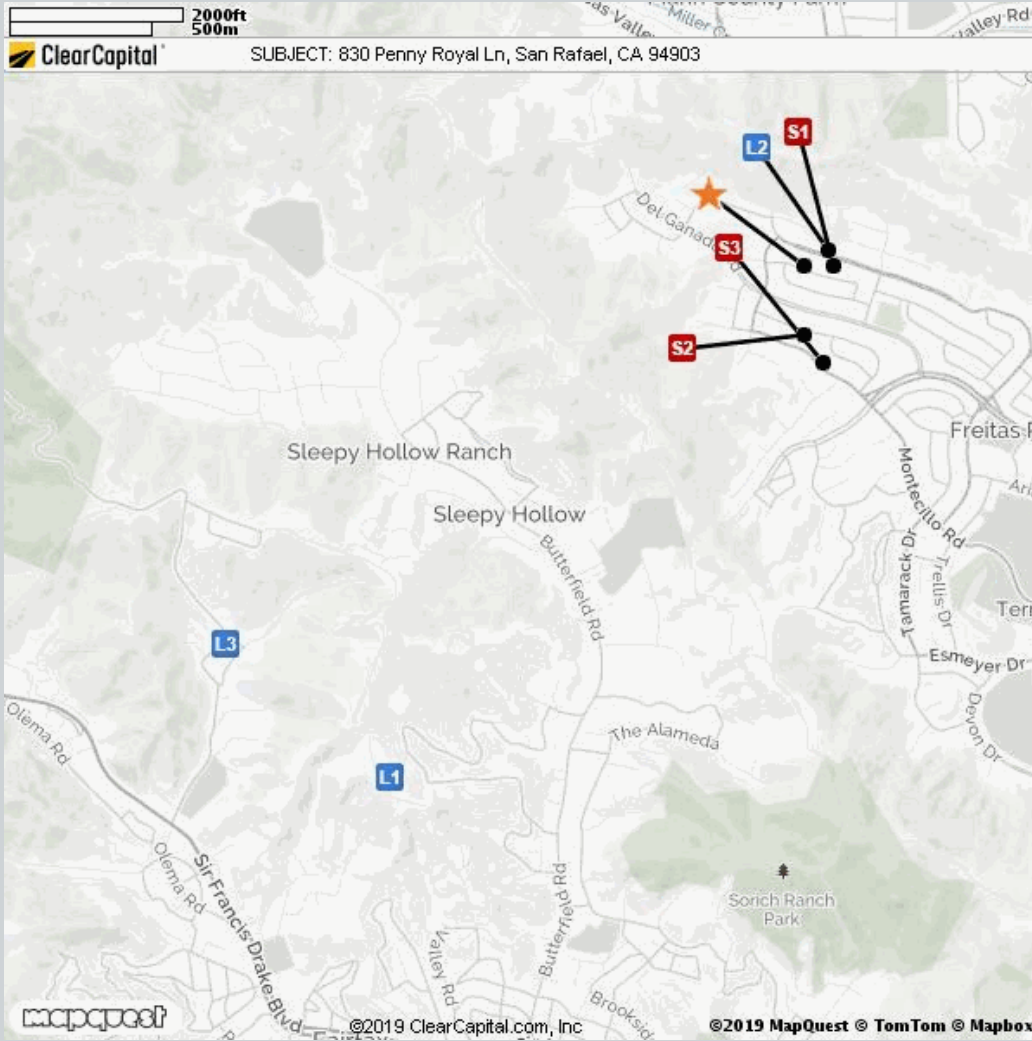
**Address** ★ 830 Penny Royal Lane, San Rafael, CA 94903

**Loan Number** 38898

**Suggested List** \$970,000

**Suggested Repaired** \$970,000

**Sale** \$924,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	830 Penny Royal Ln, San Rafael, CA	--	Parcel Match
L1 Listing 1	204 Oak Springs Dr, San Anselmo, CA	1.83 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	750 Las Colindas Rd, San Rafael, CA	0.08 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	356 Oak Manor Dr, Fairfax, CA	1.92 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	741 Las Colindas Rd, San Rafael, CA	0.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	725 Bamboo Ter, San Rafael, CA	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	716 Montecillo Rd, San Rafael, CA	0.27 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.

\*\*\* 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

<b>Broker Name</b>	Rik Liddell	<b>Company/Brokerage</b>	berkshire hathaway
<b>License No</b>	01321139	<b>Address</b>	851 irwin san rafael CA 94901
<b>License Expiration</b>	10/26/2021	<b>License State</b>	CA
<b>Phone</b>	4153283719	<b>Email</b>	rikiddell@usa.net
<b>Broker Distance to Subject</b>	3.99 miles	<b>Date Signed</b>	10/10/2019

*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.**