

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>	2525 66th Avenue, Oakland, CA 94605	<b>Order ID</b>	7103671	<b>Property ID</b>	29547890
<b>Inspection Date</b>	02/12/2021	<b>Date of Report</b>	02/13/2021		
<b>Loan Number</b>	39835	<b>APN</b>	039 -3258-007-00		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Alameda		

**Tracking IDs**

<b>Order Tracking ID</b>	BPO_Update	<b>Tracking ID 1</b>	BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b> Subject is in average condition as observed from curbside inspection.
<b>R. E. Taxes</b>	\$9,180	
<b>Assessed Value</b>	\$485,000	
<b>Zoning Classification</b>	RESIDENTIAL	
<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 neighborhood is close to schools, shopping, parks, FWY, and public transportation.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$325,000 High: \$825,000	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2525 66th Avenue	1755 67th Ave	5536 Hilton St	5475 Macarthur Bl
<b>City, State</b>	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
<b>Zip Code</b>	94605	94621	94605	94619
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.25 <sup>1</sup>	0.61 <sup>1</sup>	0.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$499,000	\$549,000	\$599,000
<b>List Price \$</b>	--	\$499,000	\$539,999	\$599,000
<b>Original List Date</b>		01/28/2021	08/27/2020	02/02/2021
<b>DOM · Cumulative DOM</b>	-- · --	6 · 16	169 · 170	10 · 11
<b>Age (# of years)</b>	108	97	101	75
<b>Condition</b>	Average	Good	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 TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	2 Stories TRADITIONAL
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,211	1,200	1,233	1,218
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	3 · 2	2 · 1
<b>Total Room #</b>	7	6	8	6
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 1 Car	None	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>	.09 acres	.08 acres	.10 acres	.09 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** Absolutely Stunning! This lovingly maintained Craftsman displays all of its classic original charm, situated on a quiet street in the Havenscourt district of Oakland. Spacious 2Bd/1Ba offers a bright and open floor plan with 1,200 sq/ft of living space. Hardwood floors and vintage details compliment modern amenities throughout; Featuring large living room with bay windows, a fireplace, formal dining room, updated eat-in kitchen with stainless steel appliances. Amenities include a tankless water heater, laundry room with a washer and dryer. The back bedroom has a large walk-in closet and a deck overlooking a private backyard. The basement has a bonus half bath and can potentially be expanded to add more square footage to the home. Detached one garage with office space, long driveway can accommodate multiple vehicles. Conveniently located 2 blocks from International Blvd Bus Rapid Transit, BART, easy access to freeway, minutes away from downtown Oakland and only 15 miles to SF, Must See!
- Listing 2** This home is a true hidden gem. The property is well kept by the current tenant, they've occupied it for many years and would like to stay. The owner has kept the property up to date and upgraded the kitchen, bathrooms, dual pane windows, central air conditioning and heater. The building has been expanded from its original built, to the current size, adding 2 more bedrooms and one bath, all permitted. This home is perfect for a first-time buyer or an investor looking for a turnkey investment that could rent for around \$2,500.
- Listing 3** Spacious 2bed/1bath home. Full finished basement with bath, extra bedrooms and 2-car garage with interior access. Needs some update.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2525 66th Avenue	2630 64th Ave	2475 63rd Ave	2633 78th Ave
<b>City, State</b>	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
<b>Zip Code</b>	94605	94605	94605	94605
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.11 <sup>1</sup>	0.19 <sup>1</sup>	0.78 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$499,999	\$525,000	\$460,000
<b>List Price \$</b>	--	\$474,999	\$525,000	\$445,000
<b>Sale Price \$</b>	--	\$459,000	\$575,000	\$475,000
<b>Type of Financing</b>	--	Conventional	Fha	Conventional
<b>Date of Sale</b>	--	08/04/2020	08/26/2020	01/04/2021
<b>DOM · Cumulative DOM</b>	-- · --	20 · 70	5 · 41	150 · 192
<b>Age (# of years)</b>	108	103	98	81
<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 TRADITIONAL	2 Stories TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,211	1,270	1,316	1,096
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 2	3 · 1
<b>Total Room #</b>	7	7	8	7
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	None	None
<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>	.09 acres	.13 acres	.10 acres	.08 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$5,000	-\$10,250	-\$9,250
<b>Adjusted Price</b>	--	\$464,000	\$564,750	\$465,750

\* Sold 2 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** Huge Price Reduction!"CONTRACTOR'S SPECIAL"! Bring your hammer and nails and gain the sweat equity this property has to offer! Settled on one of the larger lots in the area you can easily add an addition to enlarge the home and make it fit your needs. Don't miss this opportunity! INF GAR \$5K ADJ
- Sold 2** Great home for first-time buyer or investment property tucked away in the heart of Oakland. This 3 bedroom, 2 Bath home features fresh exterior and interior paint, and new carpet. It has a formal living room with fireplace, and spacious kitchen with separate dining area and lots of natural light throughout. Long driveway that can park up to 5 cars. Large backyard has variety fruit trees and possible for future ADU. Conveniently located near shops, restaurants and major freeways. You have to come see it! Check out virtual tour <https://my.matterport.com/show/?m=7DUmkcmMN5C> INF GAR \$5K, SUP BATH \$10K, GLA \$5,250, \$10,250 ADJ
- Sold 3** This home offers a cozy feel with a comfortable layout. Private and fenced backyard area with side access in addition to a structure which houses a small room. Sewer lateral compliant with newer windows and other recent updates. New electrical panel installed 5/2018. SUP AGE \$20K, INF GLA \$5,750, GAR \$5K, \$9,250 ADJ

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				SUBJECT HAS NO LISTING HISTORY ACTIVITY IN MLS WITHIN THE 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>	\$560,000	\$560,000
<b>Sales Price</b>	\$560,000	\$560,000
<b>30 Day Price</b>	\$550,000	--
<b>Comments Regarding Pricing Strategy</b>		
Comp search performed on a 1mile radius, gla 20% over a 6 month time period. S2 and S3 priced low to encourage multiple offers.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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

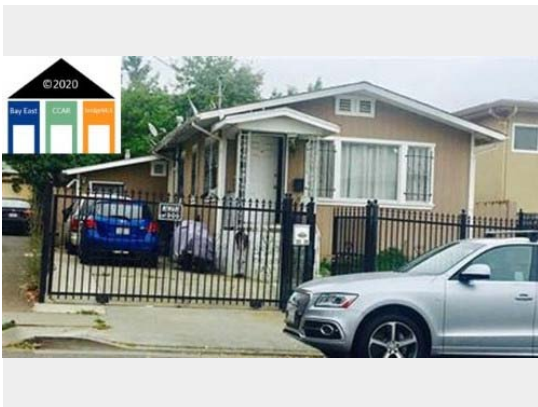
## Listing Photos

**L1** 1755 67TH AVE  
Oakland, CA 94621



Front

**L2** 5536 HILTON ST  
Oakland, CA 94605



Front

**L3** 5475 MACARTHUR BL  
Oakland, CA 94619



Front



## Sales Photos

**S1** 2630 64TH AVE  
Oakland, CA 94605



Front

**S2** 2475 63RD AVE  
Oakland, CA 94605



Front

**S3** 2633 78TH AVE  
Oakland, CA 94605



Front

### ClearMaps Addendum

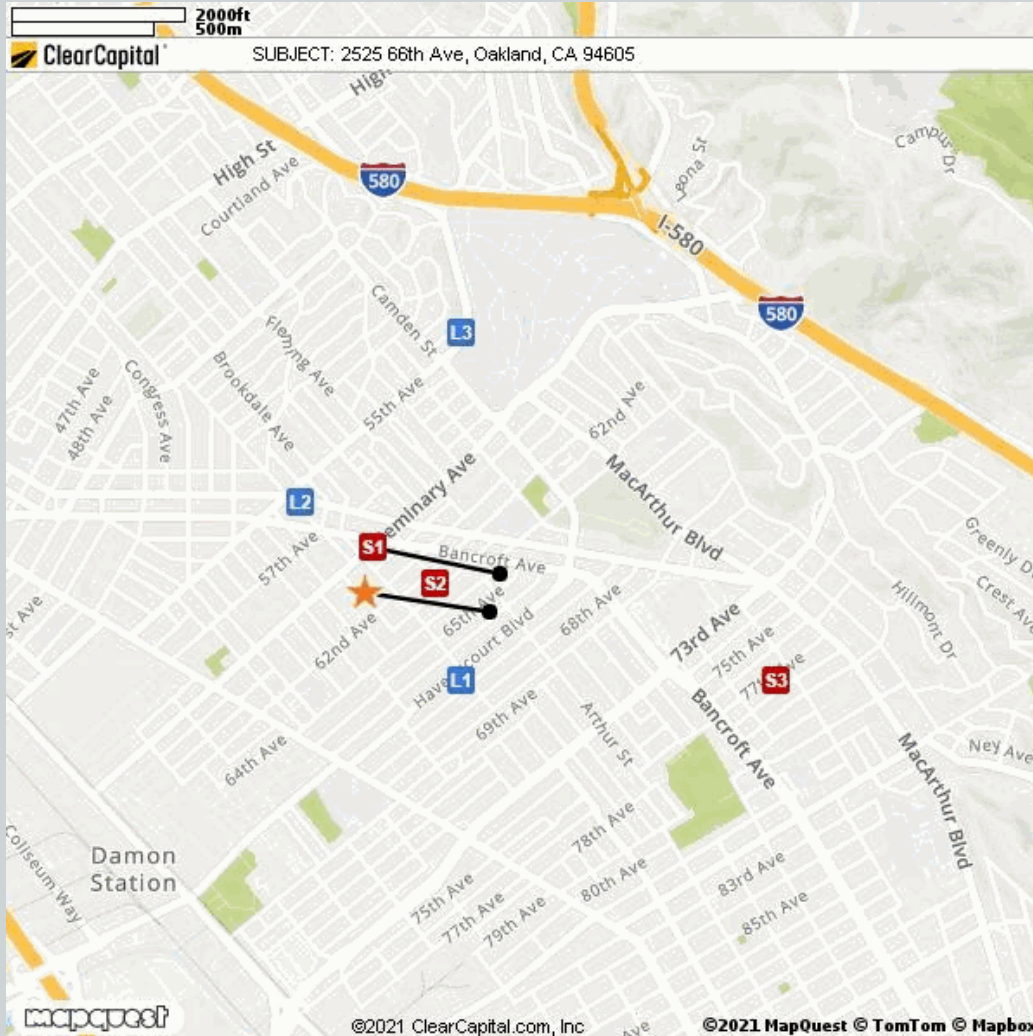
**Address** ★ 2525 66th Avenue, Oakland, CA 94605

**Loan Number** 39835

**Suggested List** \$560,000

**Suggested Repaired** \$560,000

**Sale** \$560,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2525 66th Avenue, Oakland, CA 94605	--	Parcel Match
L1 Listing 1	1755 67th Ave, Oakland, CA 94621	0.25 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5536 Hilton St, Oakland, CA 94605	0.61 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5475 Macarthur Bl, Oakland, CA 94619	0.73 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2630 64th Ave, Oakland, CA 94605	0.11 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2475 63rd Ave, Oakland, CA 94605	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2633 78th Ave, Oakland, CA 94605	0.78 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>	Kathleen Fulmore	<b>Company/Brokerage</b>	Pacific Realty Partners - Century 21
<b>License No</b>	01505929	<b>Address</b>	560 White Fir Drive San Leandro CA 94577
<b>License Expiration</b>	06/13/2021	<b>License State</b>	CA
<b>Phone</b>	5102908943	<b>Email</b>	4kathleensopinion@GMAIL.COM
<b>Broker Distance to Subject</b>	2.99 miles	<b>Date Signed</b>	02/12/2021

*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.**