

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>	1514 Kingsgate Drive, Sunnyvale, CA 94087	<b>Order ID</b>	6752753	<b>Property ID</b>	28491317
<b>Inspection Date</b>	06/26/2020	<b>Date of Report</b>	06/30/2020		
<b>Loan Number</b>	39914	<b>APN</b>	323-25-008		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Santa Clara		

### Tracking IDs

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

### General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,237	One story ranch style home with 2-car garage attached, stucco exterior, composition roof and front yard in average condition. There is not need for any immediate exterior repairs. The most probable buyer is an owner occupant	
<b>Assessed Value</b>	\$102,677		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<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>	
<b>Local Economy</b>	Slow	The subject is located in a mature, well established and highly desired residential neighborhood in Sunnyvale Good access to schools and retails shopping.	
<b>Sales Prices in this Neighborhood</b>	Low: \$1,699,000 High: \$2,395,000		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1514 Kingsgate Drive	1024 Havre Court	1472 Prince Edward Way	785 Lewiston Court
<b>City, State</b>	Sunnyvale, CA	Sunnyvale, CA	Sunnyvale, CA	Sunnyvale, CA
<b>Zip Code</b>	94087	94087	94087	94087
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.49 <sup>1</sup>	0.53 <sup>1</sup>	0.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$2,099,000	\$2,088,000	\$1,950,000
<b>List Price \$</b>	--	\$2,099,000	\$2,088,000	\$1,950,000
<b>Original List Date</b>		06/08/2020	06/24/2020	05/15/2020
<b>DOM · Cumulative DOM</b>	-- · --	8 · 22	1 · 6	12 · 46
<b>Age (# of years)</b>	62	64	60	60
<b>Condition</b>	Good	Good	Good	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>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,512	1,603	1,601	1,601
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	6	6	6
<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>	Pool - Yes Spa - Yes	--	--	--
<b>Lot Size</b>	0.18 acres	0.22 acres	0.21 acres	0.25 acres
<b>Other</b>	Patio	Patio	Patio	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** Regular sale with larger living space and lot size. Same utility count. Kitchen with new quartz counter tops and stainless-steel appliances, Separate Family Room overlooks backyard, Formal Dining Room. Hardwood flooring throughout, Central heating with Nest thermostat, Backyard with patio
- Listing 2** Regular sale with larger living space and lot size, but the same utility count. kitchen with granite counter top, white cabinets with custom pullouts, SS appliances including Bertazzoini Gas Range, newer GE Dishwasher & Built-in Microwave. Newly refinished HW floor, remodeled bathrooms, central AC, skylights DP windows & newer LED recessed lights.
- Listing 3** Regular sale with larger living space and lot size, but the same utility count. No upgrades or otehr amenities reported in the MLS listing

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1514 Kingsgate Drive	1413 Knowlton Drive	1378 Wright Avenue	961 Chelan Drive
<b>City, State</b>	Sunnyvale, CA	Sunnyvale, CA	Sunnyvale, CA	Sunnyvale, CA
<b>Zip Code</b>	94087	94087	94087	94087
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.50 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$1,888,000	\$1,788,000	\$2,099,888
<b>List Price \$</b>	--	\$1,888,000	\$1,788,000	\$2,099,888
<b>Sale Price \$</b>	--	\$2,050,000	\$2,037,000	\$1,960,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	04/06/2020	04/07/2020	04/23/2020
<b>DOM · Cumulative DOM</b>	-- · --	7 · 33	8 · 48	14 · 57
<b>Age (# of years)</b>	62	59	65	65
<b>Condition</b>	Good	Good	Average	Good
<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>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,512	1,768	1,371	1,490
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	4 · 2	3 · 2
<b>Total Room #</b>	6	7	6	6
<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>	Pool - Yes Spa - Yes	--	--	Spa - Yes
<b>Lot Size</b>	0.18 acres	0.18 acres	0.17 acres	0.20 acres
<b>Other</b>	Patio	--	--	--
<b>Net Adjustment</b>	--	-\$7,600	+\$72,100	+\$10,200
<b>Adjusted Price</b>	--	\$2,042,400	\$2,109,100	\$1,970,200

\* 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** Regular sale with larger living space and similar lot size and utility count. The hardwood floors have just been refinished and the interior is newly painted. SoldCompAdjust=  $-\$25600(\text{gla}) + \$0(\text{lot}) + \$0(\text{Utility}) + \$0(\text{Age}) + \$18000(\text{patio, deck, pool}) + \$0(\text{garage}) + \$0(\text{condition}) = -\$7600$
- Sold 2** Regular sale with smaller living space and similar lot size and utility count. Hardwood floors. Kitchen with eating area. SoldCompAdjust=  $\$14100(\text{gla}) + \$0(\text{lot}) + \$0(\text{Utility}) + \$0(\text{Age}) + \$15000(\text{patio, deck, pool}) + \$3000(\text{garage}) + \$40000(\text{condition}) = \$72100$
- Sold 3** Regular sale with smaller living space and larger lot size. Kitchen with quartz counter tops, glass tile back splash. Hardwood floors and remodeled bathrooms. SoldCompAdjust=  $\$2200(\text{gla}) - \$4000(\text{lot}) + \$0(\text{Utility}) + \$0(\text{Age}) + \$12000(\text{patio, deck, pool}) + \$0(\text{garage}) + \$0(\text{condition}) = \$10200$

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The listing and sale does not appear in the MLSListing			
<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>
--	--	--	--	Sold	01/10/2020	\$1,655,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$2,060,000	\$2,060,000
<b>Sales Price</b>	\$2,050,000	\$2,050,000
<b>30 Day Price</b>	\$2,040,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to the limited amount of comps, the search was extended as follows: 1) closings were extended to 120 days 2) the age guidelines were extended slightly 3) the lot size guidelines were also extended over the 20% deviation guidelines. 4) I was unable to find comps at the present time with pool. All comps were adjusted to reflect the differences in features, amenities and condition. The local market has remained stable since Jan 2019, but we see some decrease on prices as of lately. It is driven by regular transactions. The sold comps provided a bracketed price range that once it was validated by the adjusted listings, led into the final opinion of value. The property should be marketed AS IS in a marketing cycle of 30 days (the actual average DOM for comps is 6 days).</p>		

## 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** 1024 Havre Court  
Sunnyvale, CA 94087



Front

**L2** 1472 Prince Edward Way  
Sunnyvale, CA 94087



Front

**L3** 785 Lewiston Court  
Sunnyvale, CA 94087



Front

## Sales Photos

**S1** 1413 Knowlton Drive  
Sunnyvale, CA 94087



Front

**S2** 1378 Wright Avenue  
Sunnyvale, CA 94087



Front

**S3** 961 Chelan Drive  
Sunnyvale, CA 94087



Front

### ClearMaps Addendum

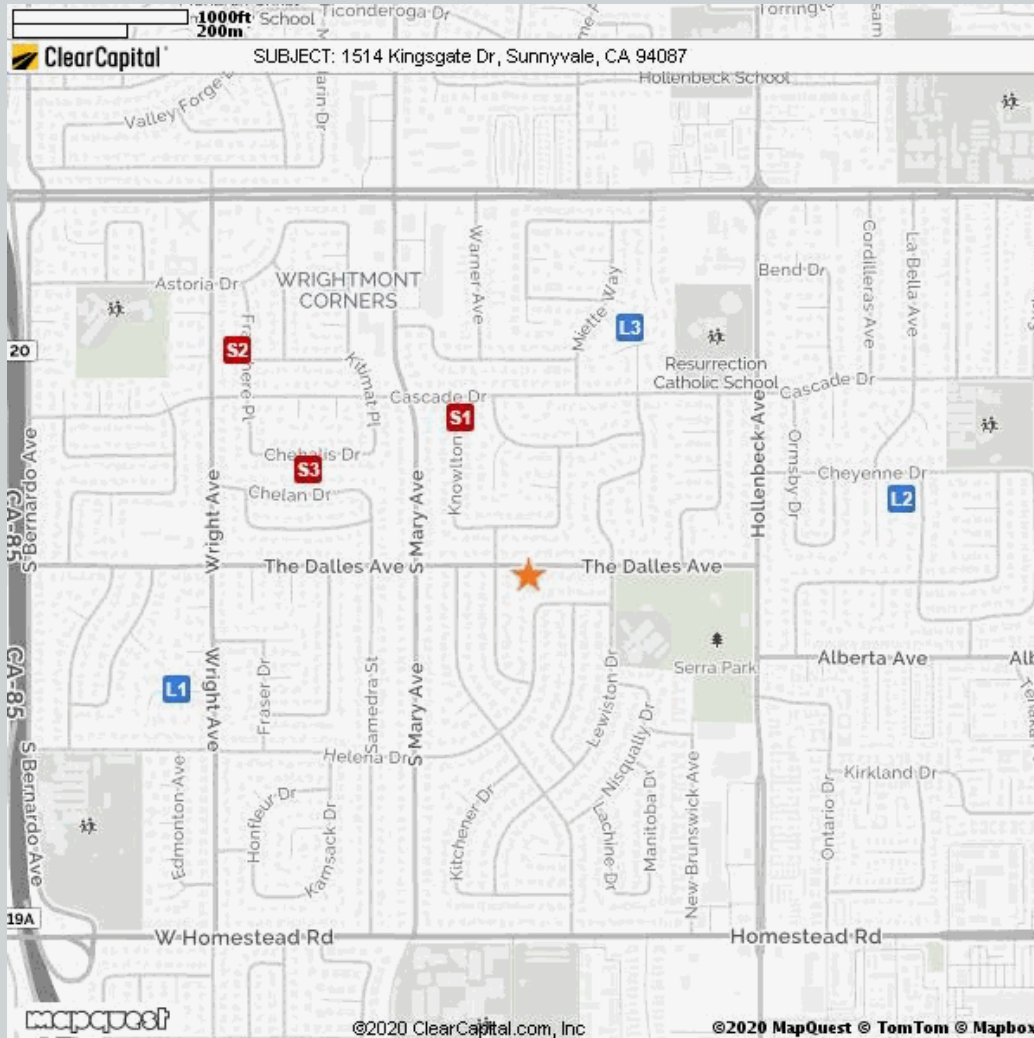
**Address** ★ 1514 Kingsgate Drive, Sunnyvale, CA 94087

**Loan Number** 39914

**Suggested List** \$2,060,000

**Suggested Repaired** \$2,060,000

**Sale** \$2,050,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	1514 Kingsgate Dr, Sunnyvale, CA	--	Parcel Match
L1	Listing 1	1024 Havre Court, Sunnyvale, CA	0.49 Miles <sup>1</sup>	Parcel Match
L2	Listing 2	1472 Prince Edward Way, Sunnyvale, CA	0.53 Miles <sup>1</sup>	Parcel Match
L3	Listing 3	785 Lewiston Court, Sunnyvale, CA	0.38 Miles <sup>1</sup>	Parcel Match
S1	Sold 1	1413 Knowlton Drive, Sunnyvale, CA	0.24 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	1378 Wright Avenue, Sunnyvale, CA	0.50 Miles <sup>1</sup>	Parcel Match
S3	Sold 3	961 Chelan Drive, Sunnyvale, CA	0.33 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>	Lissette I. Robles	<b>Company/Brokerage</b>	Coralis Realty
<b>License No</b>	01794923	<b>Address</b>	4831 Rue Loiret San Jose CA 95136
<b>License Expiration</b>	07/16/2023	<b>License State</b>	CA
<b>Phone</b>	4083163547	<b>Email</b>	lissette77@sbcglobal.net
<b>Broker Distance to Subject</b>	13.18 miles	<b>Date Signed</b>	06/26/2020

*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:**

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