

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 | 1905 101st Avenue, Oakland, CA 94603 | Order ID | 6794403 | Property ID | 28626897 |
| Inspection Date | 08/08/2020 | Date of Report | 08/10/2020 | | |
| Loan Number | 40141 | APN | 047 -5503-016-00 | | |
| Borrower Name | Catamount Properties 2018 LLC | County | Alameda | | |

Tracking IDs

| | | | |
|--------------------------|--------------------------|----------------------|--------------------------|
| Order Tracking ID | 20200807_Citi_BPO+Update | Tracking ID 1 | 20200807_Citi_BPO+Update |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | | |
|---------------------------------------|-------------------------------|--|--|
| Owner | Catamount Properties 2018 LLC | Condition Comments | |
| R. E. Taxes | \$2,534 | Subject is in good condition as observed from curbside inspection. Subject is listed and vacant with updates throughout. | |
| Assessed Value | \$39,232 | | |
| Zoning Classification | RESIDENTIAL | | |
| Property Type | SFR | | |
| Occupancy | Vacant | | |
| Secure? | Yes (DOORS LOCKED) | | |
| Ownership Type | Fee Simple | | |
| Property Condition | Good | | |
| 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 | Improving | The neighborhood is close to schools, shopping, parks, FWY, and public transportation. | |
| Sales Prices in this Neighborhood | Low: \$420,000 High: \$650,000 | | |
| Market for this type of property | Increased 10 % in the past 6 months. | | |
| Normal Marketing Days | <30 | | |

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1905 101st Avenue | 1427 102nd Av | 1900 106th Ave | 9836 Springfield St |
| City, State | Oakland, CA | Oakland, CA | Oakland, CA | Oakland, CA |
| Zip Code | 94603 | 94603 | 94603 | 94603 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.30 ¹ | 0.28 ¹ | 0.32 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$525,000 | \$479,500 | \$499,000 |
| List Price \$ | -- | \$502,800 | \$479,500 | \$499,000 |
| Original List Date | | 02/21/2020 | 07/15/2020 | 06/19/2020 |
| DOM · Cumulative DOM | -- · -- | 169 · 171 | 4 · 26 | 3 · 52 |
| Age (# of years) | 77 | 73 | 92 | 79 |
| Condition | Good | Average | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 1 Story BUNGALOW | Split BUNGALOW | 1 Story BUNGALOW | 1 Story BUNGALOW |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 997 | 995 | 1,110 | 890 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 2 · 1 | 2 · 1 | 2 · 1 |
| Total Room # | 6 | 5 | 5 | 5 |
| Garage (Style/Stalls) | Detached 1 Car | Attached 1 Car | Detached 2 Car(s) | Detached 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | .09 acres | .09 acres | .09 acres | .13 acres |
| Other | -- | -- | -- | -- |

* Listing 3 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** Come and SEE!! Consider all that this split level home with 2 beds and 1 full/1 partial bath has to offer!! This property provides plentiful space for storage of all sorts with an attic, detached storage room, and a one car attached Garage! Enjoy the in-house laundry area complete with a washer and dryer for the lucky new owner! Don't forget to notice the redone roof! Conveniently located just blocks from popular local shopping centers!
- Listing 2** This 1928 Tudor home is a blank slate waiting for you to incorporate your personal touches and make it your own. In addition to the the living room and formal dining room, there is a cozy breakfast nook off the kitchen. The laundry room leads to an enclosed patio (permits unknown). The long driveway provides off street parking and heads back to a detached one car garage. Less than 2 miles from downtown San Leandro, San Leandro BART and less than 5 miles from Oakland airport. Grocery store within walking distance.
- Listing 3** This charming and cozy 2 bedroom one bath home in cal de sac has been remodeled including new kitchen cabinets, granite counters and new windows through out. Home also has fireplace, new laminate flooring, carpet ,dining area, laundry room, detached garage and large back yard with great potential to add on or in law unit. Sewer lateral compliant. Close to public transportation and freeway.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1905 101st Avenue | 9873 Toler Ave | 1901 Warner Ave | 1622 102nd Ave |
| City, State | Oakland, CA | Oakland, CA | Oakland, CA | Oakland, CA |
| Zip Code | 94603 | 94603 | 94603 | 94603 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.28 ¹ | 0.16 ¹ | 0.21 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$549,000 | \$595,000 | \$399,000 |
| List Price \$ | -- | \$549,000 | \$578,888 | \$399,000 |
| Sale Price \$ | -- | \$549,000 | \$510,000 | \$420,000 |
| Type of Financing | -- | Fha | Conventional | Cash |
| Date of Sale | -- | 07/22/2020 | 07/30/2020 | 07/17/2020 |
| DOM · Cumulative DOM | -- · -- | 5 · 34 | 87 · 131 | 6 · 14 |
| Age (# of years) | 77 | 78 | 95 | 80 |
| Condition | Good | Good | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 1 Story BUNGALOW | 1 Story BUNGALOW | 1 Story BUNGALOW | 2 Stories BUNGALOW |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 997 | 857 | 944 | 988 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 3 · 1 | 2 · 1 | 2 · 1 |
| Total Room # | 6 | 6 | 5 | 5 |
| Garage (Style/Stalls) | Detached 1 Car | None | Detached 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 | .09 acres | .08 acres | .14 acres | .09 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$12,000 | +\$25,000 | +\$25,000 |
| Adjusted Price | -- | \$561,000 | \$535,000 | \$445,000 |

* Sold 2 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** Smart and Beautiful home conveniently located in a nice area close to transportation and easy access to major freeways. Among other great features It has recessed lighting, crown molding, brand new roof and gutters, new siding, dual pane windows, stamped concrete on the front, a beautiful wood and metal fence wired for installing a gate motor, Long driveway and space for parking several cars, Bonus room plus a storage room, Nest control for the central heater but the best part of all is the nicely remodeled kitchen with granite counter top, nice back splash and smart appliances. Come and see for yourself. The stove will let you know if you left the burners on, the double oven will warn you that the cookies are done, The fridge will let you know if you are out of milk and add it to the list, It will also keep you up to date with social media and cooking recipes (You will need a smart phone to communicate with the smart appliances when you are away from home) INF GLA \$7K, GAR \$5K, \$12K ADJ
- Sold 2** 3 bedrooms house, plus 500sq ft livable garage, huge lot, divided in half, separate entrances, 2storages, plus 2 laundries. Huge corner lot , 6000sq ft, parking for 5cars. INF COND \$20K, AGE \$10K, BDRM \$5K, SUP GAR \$5K, LOT \$5K, \$25K ADJ
- Sold 3** Here is your chance to own this home featuring an updated kitchen, large rear yard with deck and a utility room connected to the garage. This home is centrally located and close to most amenities. INF COND \$20K, BDRM \$5K, \$25K ADJ

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|---------------------------------|-------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Currently Listed | Listing History Comments | | | | | |
| Listing Agency/Firm | DOLAN REALTY | SEE BELOW | | | | | |
| Listing Agent Name | CHRISSY KIM | | | | | | |
| Listing Agent Phone | 858 699-6703 | | | | | | |
| # 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 |
| 08/07/2020 | \$499,000 | -- | -- | -- | -- | -- | MLS |

Marketing Strategy

| | As Is Price | Repaired Price |
|---|--------------------|-----------------------|
| Suggested List Price | \$499,000 | \$499,000 |
| Sales Price | \$499,000 | \$499,000 |
| 30 Day Price | \$489,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Comp search performed on a 1 mile radius, gla 20% over a 6 month time period. S3 priced low to encourage multiple offers. | | |

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. The as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

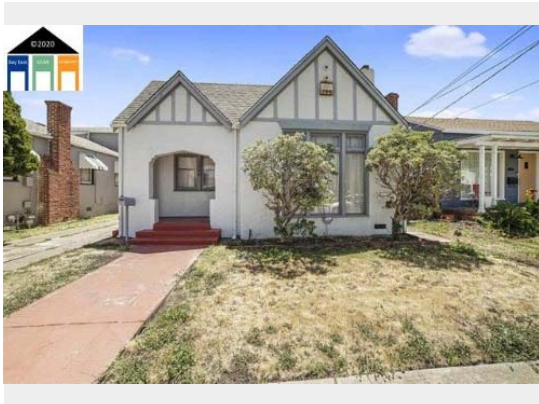
Listing Photos

L1 1427 102ND AV
Oakland, CA 94603



Front

L2 1900 106TH AVE
Oakland, CA 94603



Front

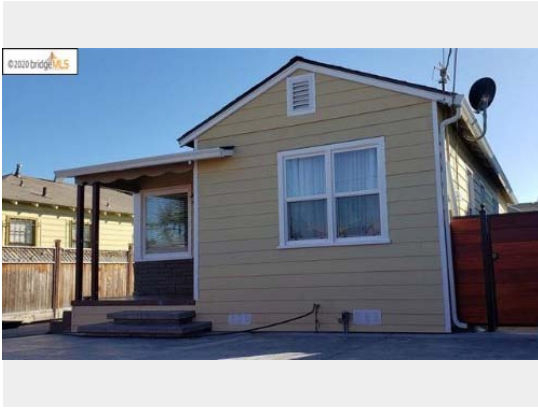
L3 9836 SPRINGFIELD ST
Oakland, CA 94603



Front

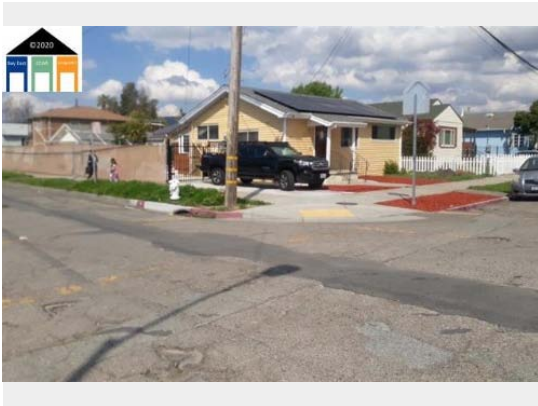
Sales Photos

S1 9873 TOLER AVE
Oakland, CA 94603



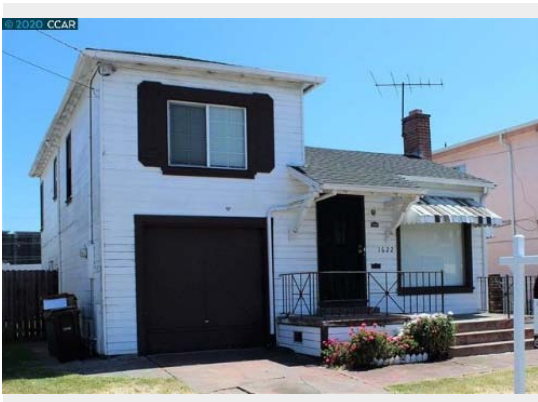
Front

S2 1901 WARNER AVE
Oakland, CA 94603



Front

S3 1622 102ND AVE
Oakland, CA 94603



Front

ClearMaps Addendum

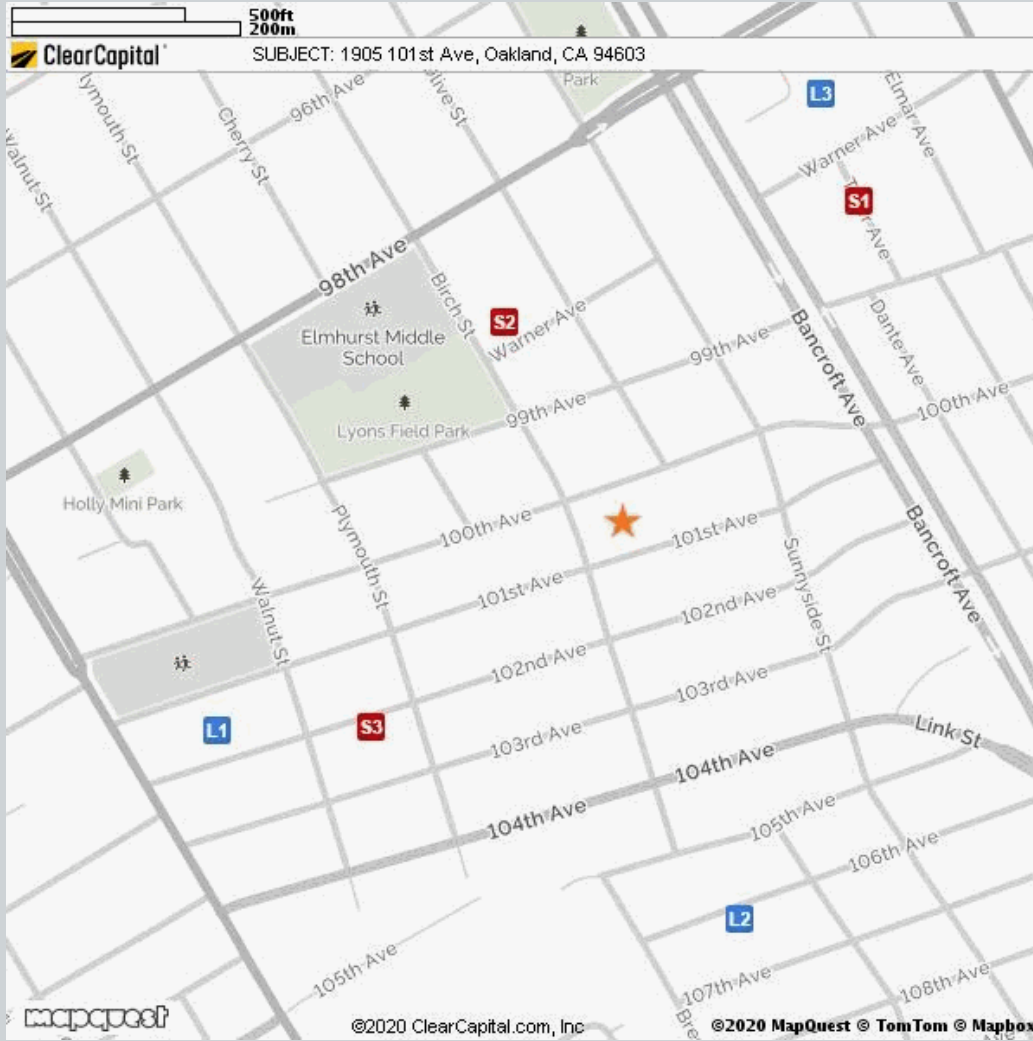
Address ★ 1905 101st Avenue, Oakland, CA 94603

Loan Number 40141

Suggested List \$499,000

Suggested Repaired \$499,000

Sale \$499,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|----------------------------------|-------------------------|------------------|
| ★ Subject | 1905 101st Ave, Oakland, CA | -- | Parcel Match |
| L1 Listing 1 | 1427 102nd Av, Oakland, CA | 0.30 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1900 106th Ave, Oakland, CA | 0.28 Miles ¹ | Parcel Match |
| L3 Listing 3 | 9836 Springfield St, Oakland, CA | 0.32 Miles ¹ | Parcel Match |
| S1 Sold 1 | 9873 Toler Ave, Oakland, CA | 0.28 Miles ¹ | Parcel Match |
| S2 Sold 2 | 1901 Warner Ave, Oakland, CA | 0.16 Miles ¹ | Parcel Match |
| S3 Sold 3 | 1622 102nd Ave, Oakland, CA | 0.21 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 | Kathleen Fulmore | Company/Brokerage | Pacific Realty Partners |
| License No | 01505929 | Address | 560 White Fir Drive San Leandro CA 94577 |
| License Expiration | 06/13/2021 | License State | CA |
| Phone | 5102908943 | Email | 4kathleensopinion@GMAIL.COM |
| Broker Distance to Subject | 1.69 miles | Date Signed | 08/09/2020 |

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.