

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	1414 Mariposa Street, Vallejo, CA 94590	Order ID	6667882	Property ID	28226740
Inspection Date	03/20/2020	Date of Report	03/22/2020		
Loan Number	40454	APN	0054-092-150		
Borrower Name	Champery Real Estate 2015 LLC	County	Solano		

Tracking IDs

Order Tracking ID	CS_BPO_Request_03.20.20	Tracking ID 1	CS_BPO_Request_03.20.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Demond C Wilson	Condition Comments Property is gated so hard to see. It does appear however to be well maintained. No obvious repairs that I could see and in line with neighborhood homes.
R. E. Taxes	\$6,796	
Assessed Value	\$448,621	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments About 2 miles from freeway. 2-3miles from shopping and schools. Conveniently located.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$499,000 High: \$599,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1414 Mariposa Street	1607 Lllinois St	293 Skyline	6 Fairview
City, State	Vallejo, CA	Vallejo, CA	Vallejo, CA	Vallejo, CA
Zip Code	94590	94590	94591	94590
Datasource	Tax Records	Public Records	Public Records	MLS
Miles to Subj.	--	0.73 ¹	0.35 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$565,000	\$549,000	\$599,950
List Price \$	--	\$565,000	\$549,000	\$599,950
Original List Date		02/02/2020	01/31/2020	02/27/2020
DOM · Cumulative DOM	-- · --	42 · 49	45 · 51	9 · 24
Age (# of years)	67	79	47	84
Condition	Average	Average	Average	Good
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 Ranch	2 Stories split	1 Story other	Split 2 level
# Units	1	1	1	1
Living Sq. Feet	2,941	2,400	2,258	2,694
Bdrm · Bths · ½ Bths	4 · 3	5 · 3	4 · 2 · 1	4 · 2
Total Room #	10	10	10	8
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 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	0.34 acres	0.16 acres	0.19 acres	0.13 acres
Other	--	--	none	upgraded kitchen

* Listing 2 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.

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

Listing 1 Smaller than subject, older, 1 extra bedroom and same bathroom count, similar condition.

Listing 2 Smaller square footage, newer, Same bedroom count, similar neighborhood, 1/2 less bathrooms.

Listing 3 Home has been remodeled so labeled it good condition. Older than subject. Close in sq footage, 1 less bathroom, same bedroom count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1414 Mariposa Street	66 Emerald Cir	939 Nebraska St	204 Fairmont Ave
City, State	Vallejo, CA	Vallejo, CA	Vallejo, CA	Vallejo, CA
Zip Code	94590	94589	94590	94590
Datasource	Tax Records	Public Records	Public Records	MLS
Miles to Subj.	--	0.64 ¹	0.73 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$559,900	\$649,000	\$589,000
List Price \$	--	\$559,900	\$599,000	\$564,900
Sale Price \$	--	\$560,000	\$575,000	\$557,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/13/2020	10/08/2019	10/10/2019
DOM · Cumulative DOM	-- · --	16 · 384	119 · 124	71 · 83
Age (# of years)	67	50	64	87
Condition	Average	Average	Good	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 Ranch	1 Story Ranch	1 Story Ranch	2 Stories split
# Units	1	1	1	1
Living Sq. Feet	2,941	2,215	2,800	2,729
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	4 · 3	4 · 3
Total Room #	10	8	10	10
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.34 acres	0.24 acres	0.16 acres	0.14 acres
Other	--	remodeled kitchen	none	granite counter
Net Adjustment	--	-\$17,110	-\$22,885	+\$6,180
Adjusted Price	--	\$542,890	\$552,115	\$563,180

* 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** \$2000 bedroom, \$2000 bathroom, -\$5000 pool, -\$17,000 age, -\$10,000 kitchen remodel \$10,890 sq footage. 1 less bedroom, one less bathroom, smaller, newer and has a pool and remodeled kitchen.
- Sold 2** -\$25,000 condition, \$2115 sq footage. same bathroom and bedroom count, close in square footage, adjusted for remodeled kitchen/baths.
- Sold 3** -\$12,000 closing cost, \$20,000 age, -\$5,000 granite, \$3180 sq footage. Same bedroom and bathroom count, older, similar condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history for last 12 months			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$560,000	\$560,000
Sales Price	\$555,000	\$555,000
30 Day Price	\$555,000	--
Comments Regarding Pricing Strategy		
<p>The subject home is larger than most homes in the area, therefore had to use the best comparables available within 2 miles. Bracketed pricing \$542,890-\$563,180. Sold comps are more indicative of price, even though also had to go past 3 months sold. There was no address on the house but I googled mapped it before going and saw it was a gated home. There were only 2 houses on the Street so I know this was it. I took a photo of the street sign because its all there was to prove this was the street and house.</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



Side



Street

Listing Photos

L1 1607 Illinois St
Vallejo, CA 94590



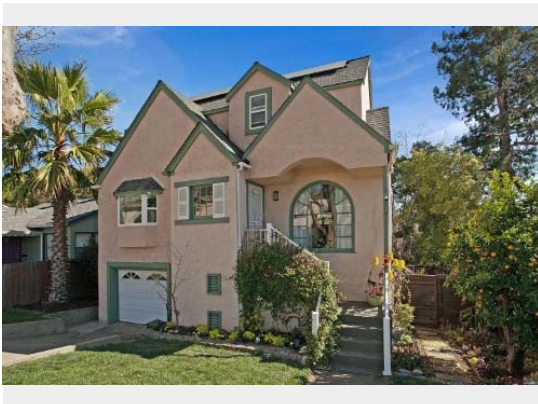
Front

L2 293 Skyline
Vallejo, CA 94591



Front

L3 6 Fairview
Vallejo, CA 94590



Front

Sales Photos

S1 66 Emerald Cir
Vallejo, CA 94589



Front

S2 939 Nebraska St
Vallejo, CA 94590



Front

S3 204 Fairmont Ave
Vallejo, CA 94590



Front

DRIVE-BY BPO

by ClearCapital

1414 Mariposa St

Vallejo, CA 94590

40454

Loan Number

\$555,000

● As-Is Value

ClearMaps Addendum

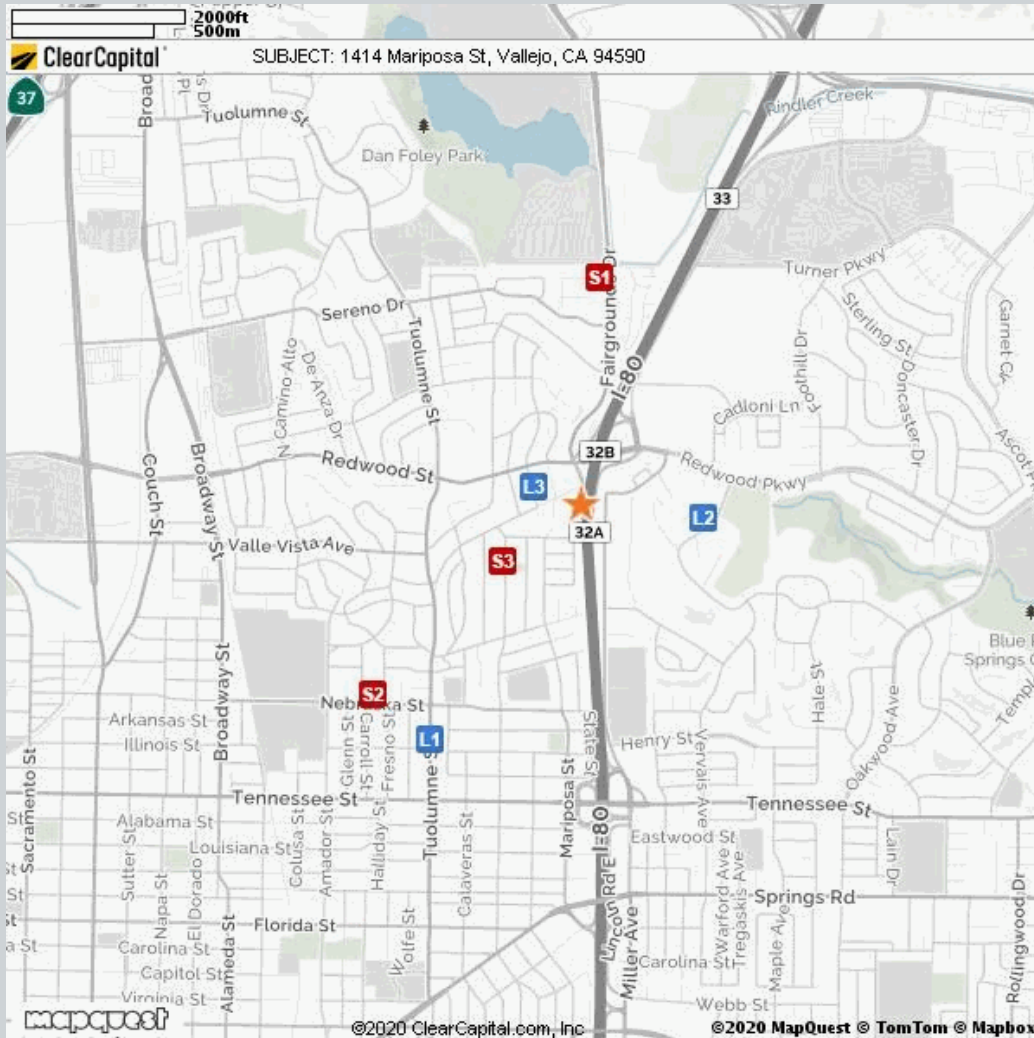
Address ★ 1414 Mariposa Street, Vallejo, CA 94590

Loan Number 40454

Suggested List \$560,000

Suggested Repaired \$560,000

Sale \$555,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1414 Mariposa St, Vallejo, CA	--	Parcel Match
L1	1607 Lllinois St, Vallejo, CA	0.73 Miles ¹	Parcel Match
L2	293 Skyline, Vallejo, CA	0.35 Miles ¹	Parcel Match
L3	6 Fairview, Vallejo, CA	0.12 Miles ¹	Parcel Match
S1	66 Emerald Cir, Vallejo, CA	0.64 Miles ¹	Parcel Match
S2	939 Nebraska St, Vallejo, CA	0.73 Miles ¹	Parcel Match
S3	204 Fairmont Ave, Vallejo, CA	0.23 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	Robin Jaurique	Company/Brokerage	Remax Gold Elite
License No	01436290	Address	5247 Venetian Dr Fairfield CA 94534
License Expiration	07/12/2020	License State	CA
Phone	7073333009	Email	robinjaurique@remax.net
Broker Distance to Subject	8.30 miles	Date Signed	03/22/2020

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.