

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	125 Colon Avenue, San Francisco, CA 94112	Order ID	7650120	Property ID	31360863
Inspection Date	10/10/2021	Date of Report	10/10/2021		
Loan Number	40620	APN	3135 007		
Borrower Name	Catamount Properties 2018 LLC	County	San Francisco		

Tracking IDs					
Order Tracking ID	1007BPO_Update	Tracking ID 1	1007BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Exterior appears to be in average condition. no deferred maintenance noted. no recent updates noted. Listing notes: 1. The lower level of the property is home to a full unwarranted in-law with multiple bedrooms, full bathroom and kitchen. This portion of the home is NOT a part of the legal GLA and is not utilized for this information. 2. Noted as a fixer - there are no interior photos (cannot determine repair costs), assumption is home is in average condition. 3. Home is rented - generally an inferior condition.
R. E. Taxes	\$3,407	
Assessed Value	\$1,239,690	
Zoning Classification	Residential RH1D	
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	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	Westwood Park is a residential neighborhood located in southwestern San Francisco, California, near St. Francis Wood and City College of San Francisco. Westwood Park is bordered by Monterey Boulevard (to the north), Ocean Avenue (to the south), Faxon Avenue (to the west), and Phelan Avenue now Frida Kahlo Way (to the east).
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$1,520,000 High: \$2,560,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	125 Colon Avenue	651 Hearst Ave	216 Montana St	427 Flood Ave
City, State	San Francisco, CA	San Francisco, CA	San Francisco, CA	San Francisco, CA
Zip Code	94112	94112	94112	94112
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.88 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,275,000	\$959,000	\$1,295,000
List Price \$	--	\$1,275,000	\$959,000	\$1,295,000
Original List Date		09/21/2021	08/10/2021	08/28/2021
DOM · Cumulative DOM	-- · --	4 · 19	11 · 61	26 · 43
Age (# of years)	100	95	113	99
Condition	Average	Good	Fair	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	1.5 Stories Mediterranean	1.5 Stories Mediterranean	2 Stories Victorian	1 Story Mediterranean
# Units	1	1	1	1
Living Sq. Feet	1,284	1,126	1,178	1,304
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 1
Total Room #	7	5	5	6
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.06 acres	0.14 acres	0.08 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.

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

Listing 1 superior condition (updated), inferior GLA, similar age, similar location, similar view, inferior Room count, inferior bedroom count, similar bathroom count, inferior lot size, superior garage

Listing 2 inferior condition (needs complete updating), inferior GLA, similar age, similar location, similar view, inferior Room count, similar bedroom count, similar bathroom count, superior lot size, superior garage.

Listing 3 superior condition (updated), superior GLA, similar age, similar location, similar view, inferior Room count, similar bedroom count, similar bathroom count, similar lot size, superior garage

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	125 Colon Avenue	662 Hearst Ave	158 Flood Ave	592 Wildwood Way
City, State	San Francisco, CA	San Francisco, CA	San Francisco, CA	San Francisco, CA
Zip Code	94112	94112	94131	94112
Datasource	MLS	MLS	MLS	Public Records
Miles to Subj.	--	0.22 ¹	0.68 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$945,000	\$1,395,000	\$1,475,000
List Price \$	--	\$945,000	\$1,395,000	\$1,475,000
Sale Price \$	--	\$1,310,000	\$1,376,860	\$1,520,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/03/2021	04/27/2021	04/19/2021
DOM · Cumulative DOM	-- · --	12 · 138	4 · 34	9 · 32
Age (# of years)	100	99	96	66
Condition	Average	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	Beneficial ; City Skyline
Style/Design	1.5 Stories Mediterranean	1 Story Mediterranean	1 Story Mediterranean	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,284	1,140	1,240	1,520
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 3	3 · 2
Total Room #	7	5	5	7
Garage (Style/Stalls)	None	Attached 1 Car	Attached 3 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	0.08 acres	0.06 acres	0.06 acres	0.07 acres
Other	--	--	--	--
Net Adjustment	--	+\$147,000	+\$8,000	-\$254,000
Adjusted Price	--	\$1,457,000	\$1,384,860	\$1,266,000

* Sold 3 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** superior condition (freshly painted and floors refinished) -20000, inferior GLA +77000, similar age, similar location, similar view, inferior Room count +80000, inferior bedroom count, similar bathroom count, inferior lot size +34000, superior garage -30000.
- Sold 2** Similar condition, inferior GLA +24000, similar age, similar location, similar view, inferior Room count +80000, inferior bedroom count, superior bathroom count -40000, inferior lot size +34000, superior garage -90000.
- Sold 3** Similar condition, superior GLA +127000, superior age -10000, similar location, superior view -50000, similar Room count, similar bedroom count, superior bathroom count -20000, superior lot size -17000, similar garage -30000

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Corcoran Global Living	CURRENTLY LISTED, SEE DATA BELOW. APPEARS LAST SOLD 4/09/2020 (FORECLOSURE), \$1,226,979					
Listing Agent Name	Scott Rose						
Listing Agent Phone	415-678-7883						
# 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
08/13/2021	\$998,000	09/10/2021	\$998,000	Pending/Contract	09/10/2021	\$998,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$998,000	\$998,000
Sales Price	\$1,270,000	\$1,270,000
30 Day Price	\$1,270,000	--
Comments Regarding Pricing Strategy		
contemporary pricing suggests to list at or just below the expected sales price. The most similar sale, as adjusted: 592 Wildwood Way		

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



Side



Street



Street

Listing Photos

L1 651 Hearst Ave
San Francisco, CA 94112



Front

L2 216 Montana St
San Francisco, CA 94112



Front

L3 427 Flood Ave
San Francisco, CA 94112



Front

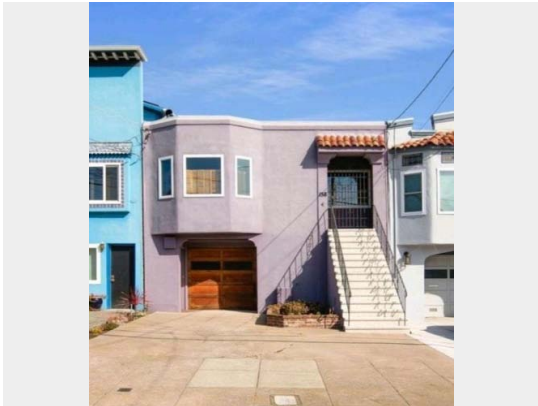
Sales Photos

S1 662 Hearst Ave
San Francisco, CA 94112



Front

S2 158 Flood Ave
San Francisco, CA 94131



Front

S3 592 Wildwood Way
San Francisco, CA 94112



Front

ClearMaps Addendum

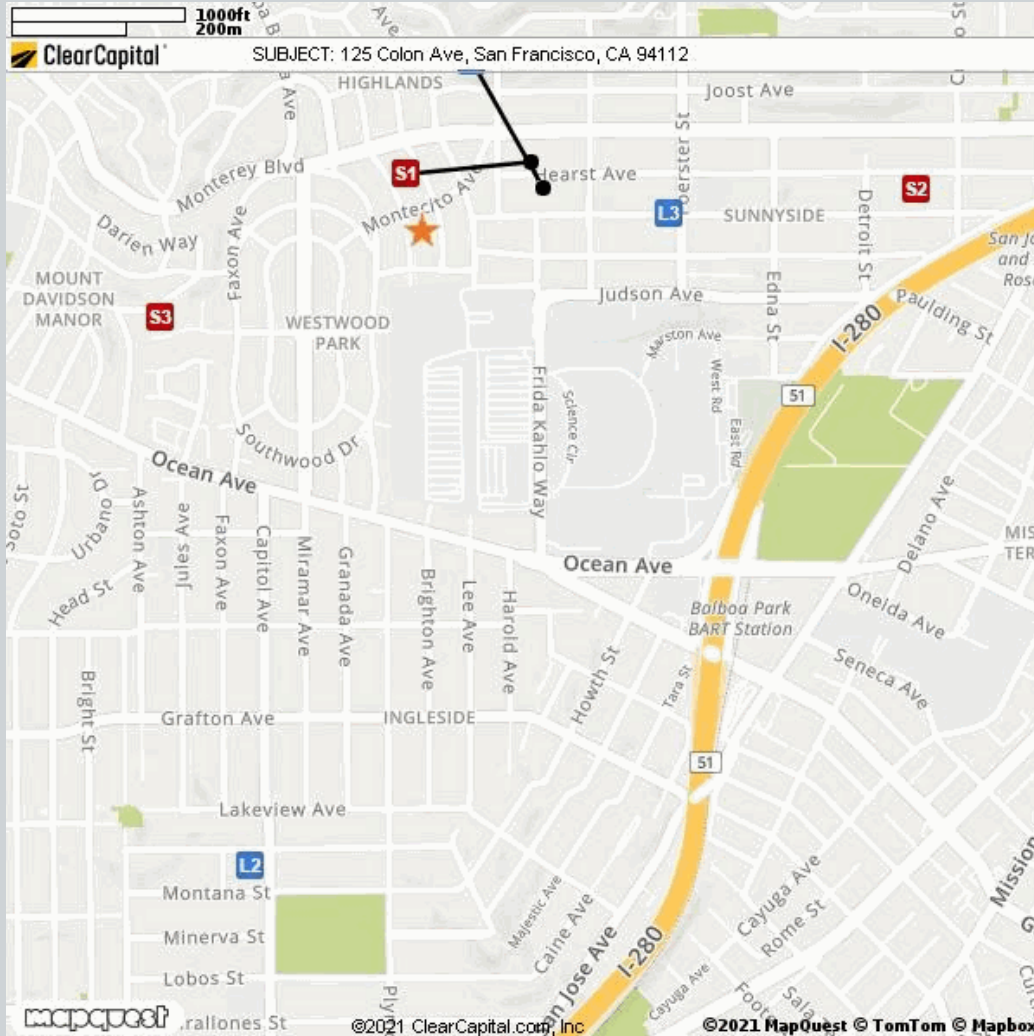
Address ★ 125 Colon Avenue, San Francisco, CA 94112

Loan Number 40620

Suggested List \$998,000

Suggested Repaired \$998,000

Sale \$1,270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	125 Colon Avenue, San Francisco, CA 94112	--	Parcel Match
L1 Listing 1	651 Hearst Ave, San Francisco, CA 94112	0.21 Miles ¹	Parcel Match
L2 Listing 2	216 Montana St, San Francisco, CA 94112	0.88 Miles ¹	Parcel Match
L3 Listing 3	427 Flood Ave, San Francisco, CA 94112	0.35 Miles ¹	Parcel Match
S1 Sold 1	662 Hearst Ave, San Francisco, CA 94112	0.22 Miles ¹	Parcel Match
S2 Sold 2	158 Flood Ave, San Francisco, CA 94131	0.68 Miles ¹	Parcel Match
S3 Sold 3	592 Wildwood Way, San Francisco, CA 94112	0.36 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	Mike Mihelich	Company/Brokerage	Century 21 Baldini Realty
License No	01454220	Address	4977 Mission St San Francisco CA 94112
License Expiration	09/24/2024	License State	CA
Phone	4154127716	Email	mikemihelich@gmail.com
Broker Distance to Subject	1.15 miles	Date Signed	10/10/2021

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.