

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	168 Farm Lane, Martinez, CA 94553	Order ID	6696023	Property ID	28324385
Inspection Date	04/18/2020	Date of Report	04/21/2020		
Loan Number	40650	APN	377-280-050-8		
Borrower Name	Catamount Properties 2018 LLC	County	Contra Costa		

Tracking IDs

Order Tracking ID	Citi_BPO_04.17.20 (Today Purchase)	Tracking ID 1	Citi_BPO_04.17.20 (Today Purchase)
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Jim Salvador	Condition Comments	No adverse conditions were noted at the time of inspection based on exterior observations. Subject property located with an area of established condo properties, subject conforms. Subject is located within a 200 unit Condo Complex surrounded by a greenbelt and woods.
R. E. Taxes	\$24,900		
Assessed Value	\$149,821		
Zoning Classification	R10		
Property Type	Condo		
Occupancy	Vacant		
Secure?	Yes (ADT Security System)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Country Village 925-824-2888		
Association Fees	\$404 / Month (Pool,Tennis,Greenbelt,Other: Spa)		
Visible From Street	Partially Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Subject is a conforming Single Family Residential Condo style property located within the Country Village Complex with a mix of multi-unit properties along with similar single family properties. Subject conforms to the immediate area and is located within moderate proximity to hwy 680/4 freeway access, Howe Rd, Briones Regional Open Space, Mountain View Park with close proximity to Kaiser Hospital, VA Hospital, Regional Medical Center, Historic downtown, Radke Martinez Shoreline Park, Carquinez Strait Regional Shoreline, Rankin Park, Amtrak Station, with shopping amenities, Re...
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$367,000 High: \$402,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

Subject is a conforming Single Family Residential Condo style property located within the Country Village Complex with a mix of multi-unit properties along with with similar single family properties. Subject conforms to the immediate area and is located within moderate proximity to hwy 680/4 freeway access, Howe Rd, Briones Regional Open Space, Mountain View Park with close proximity to Kaiser Hospital, VA Hospital, Regional Medical Center, Historic downtown, Radke Martinez Shoreline Park, Carquinez Strait Regional Shoreline, Rankin Park, Amtrak Station, with shopping amenities, Restaurants and K-12 Schools.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	168 Farm Lane	110 Farm Ln	406 Mill Rd	190 Farm Ln
City, State	Martinez, CA	Martinez, CA	Martinez, CA	Martinez, CA
Zip Code	94553	94553	94553	94553
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.16 ¹	0.03 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$378,000	\$385,000	\$389,000
List Price \$	--	\$378,000	\$350,000	\$389,000
Original List Date		03/13/2020	08/21/2019	03/09/2020
DOM · Cumulative DOM	-- · --	3 · 39	102 · 244	39 · 43
Age (# of years)	36	36	37	36
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Woods
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	939	939	939	911
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	Patio	Patio	Patio	Patio

* Listing 1 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** A1 is similar in room count, with carport parking, in year built, in fireplace with 2 beds, 2 baths. A1 is slightly inferior in GLA. A1 is located within subjects complex is a ground floor unit with a newer gas range, granite counters, dual vanity in master suite, a covered patio with wooded setting. A1 is located near downtown Martinez, Amtrak and freeway access.
- Listing 2** A2 is similar in room count, with carport parking, in GLA, in fireplace with 2 beds, 2 baths. A2 is slightly inferior in year built. A2 is located within subjects complex is a ground floor unit with a patio, newer dishwasher, toilet. mirrors and sink. A2 comes with a side by side indoor laundry room, a spacious master with dual sinks. A2 is a tree lined complex with multiple pools, 2 tennis courts and ample parking.
- Listing 3** A3 is similar in room count, in year built, in fireplace with 2 beds, 2 baths. A3 is slightly inferior in GLA. A3 is superior with a detached garage. A3 is located within subjects complex and is a ground floor unit with no stairs to entry, living room fireplace, and slider to patio, a Master with walk-in closet, French doors to patio, inside laundry, dual pane windows, central HVAC, and a single car detached garage. A3 is conveniently located near shopping, hwy 4 & 680 freeway access and zoned for Morello Park Elementary School.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	168 Farm Lane	378 Mill Rd	320 Mill Rd	376 Mill Rd
City, State	Martinez, CA	Martinez, CA	Martinez, CA	Martinez, CA
Zip Code	94553	94553	94553	94553
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.08 ¹	0.13 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$370,000	\$385,000	\$399,950
List Price \$	--	\$370,000	\$385,000	\$399,950
Sale Price \$	--	\$367,000	\$395,000	\$402,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	02/20/2020	06/24/2019	09/06/2019
DOM · Cumulative DOM	-- · --	34 · 34	24 · 24	32 · 32
Age (# of years)	36	37	38	37
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Woods
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	939	939	939	939
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	Patio	Patio	Patio	Patio
Net Adjustment	--	+\$100	-\$24,800	-\$24,900
Adjusted Price	--	\$367,100	\$370,200	\$377,100

* Sold 1 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** S1 is similar in room count, in GLA, in carport parking with 2 beds, 2 baths. S1 is slightly inferior in year built. S1 is located within subjects complex Country Village with HOA fees that include water, sewer, landscape and exterior repairs. S1 has a pool, spa, tennis courts a carport with storage area, and comes with fresh flooring and interior paint. S1 backs up to the trail in a wooded quiet area. Adjustments made for year built + (\$100.00).
- Sold 2** S2 is similar in room count, in GLA, in carport parking with 2 beds, 2 baths. S2 is slightly inferior in year built. S2 is superior in condition. S2 is located within subjects complex Country Village with views of the Redwoods, and comes with freshly painted cabinets, quartz counters, under mount SS sink, dishwasher, Master with dual vanities, granite counters, crown molding, upgraded laminate an tile floors. S2 is only a few steps from front door, no stairs, and conveniently located near shopping, dining and movie theater. Adjustments made for condition - (\$25,000) and year built + (\$200.00).
- Sold 3** S3 is similar in room count, in GLA, in carport parking with 2 beds, 2 baths. S3 is slightly inferior in year built. S3 is located within subjects complex Country Village and has been updated and comes with a private back patio with views of a meandering creek, updated baths, crown moldings, granite kitchen, and inside laundry. S3 is a second story unit and is conveniently located near shopping and freeway access. Adjustments made for condition - (\$25,000) and year built + (\$100.00).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject is a Bankruptcy Sale.			
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
10/31/2019	\$350,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$367,500	\$367,500
Sales Price	\$370,500	\$370,500
30 Day Price	\$370,500	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential Condo properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 15% square foot variance, 12 months and .25 miles. Search criteria extended 12 months due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$381,500 and median sold price \$395,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Day on the market. Trends for this zip code indicate that within the current inventory .5% are in foreclosure, Auction, and Bank Owned stages.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.16 miles and the sold comps closed within the last 10 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Side



Side



Side



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 110 Farm Ln
Martinez, CA 94553



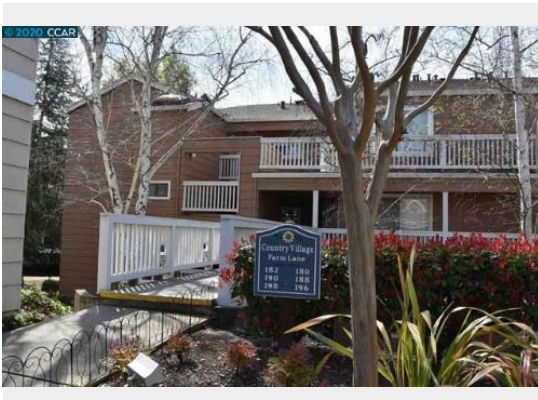
Front

L2 406 Mill Rd
Martinez, CA 94553



Front

L3 190 Farm Ln
Martinez, CA 94553



Front

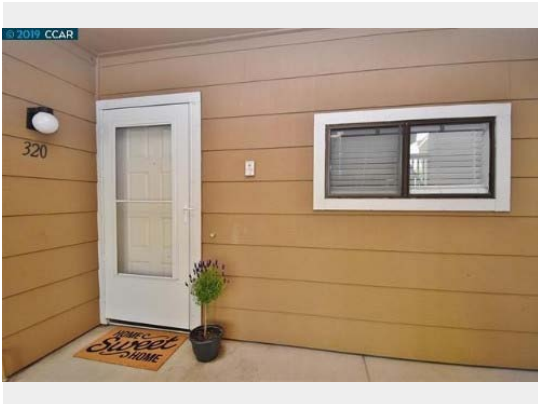
Sales Photos

S1 378 Mill Rd
Martinez, CA 94553



Front

S2 320 Mill Rd
Martinez, CA 94553



Front

S3 376 Mill Rd
Martinez, CA 94553



Front

ClearMaps Addendum

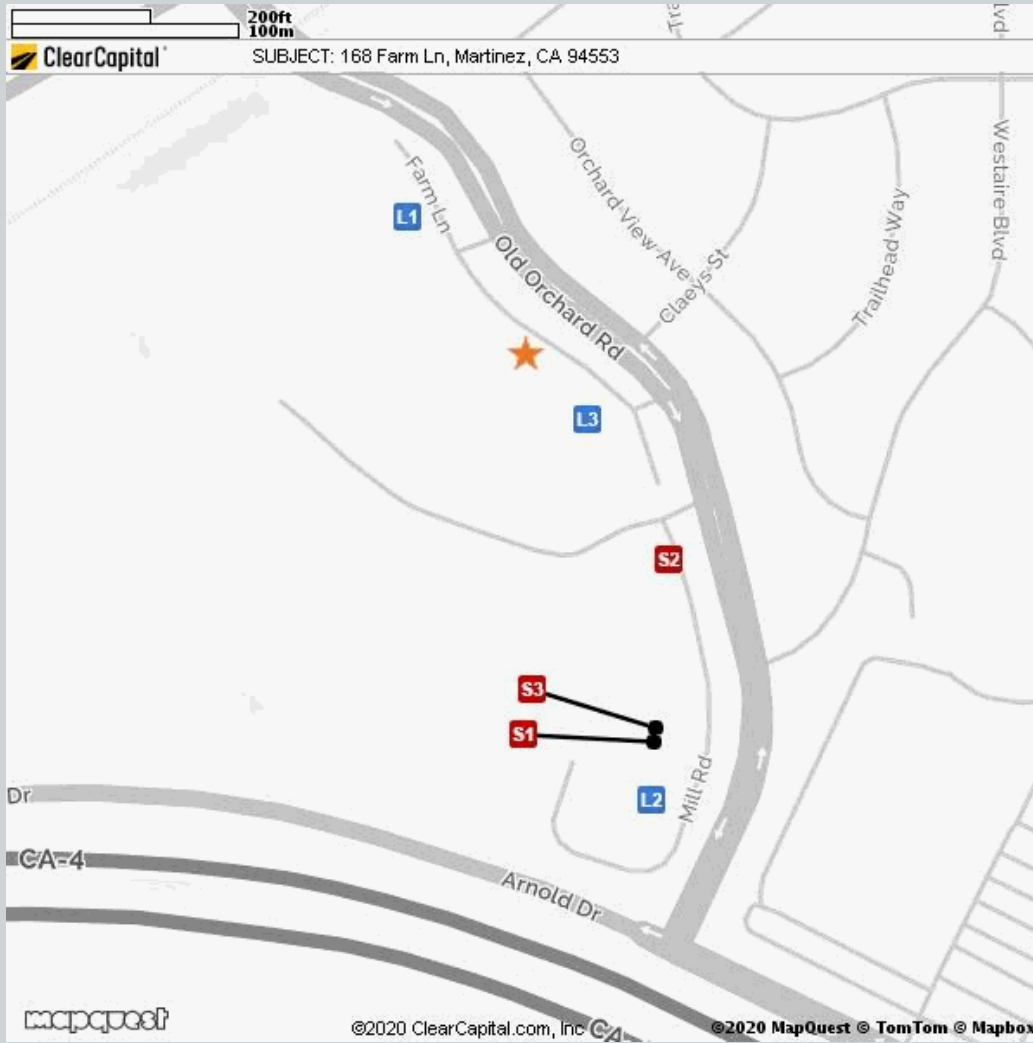
Address ★ 168 Farm Lane, Martinez, CA 94553

Loan Number 40650

Suggested List \$367,500

Suggested Repaired \$367,500

Sale \$370,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	168 Farm Ln, Martinez, CA	--	Parcel Match
L1 Listing 1	110 Farm Ln, Martinez, CA	0.06 Miles ¹	Parcel Match
L2 Listing 2	406 Mill Rd, Martinez, CA	0.16 Miles ¹	Parcel Match
L3 Listing 3	190 Farm Ln, Martinez, CA	0.03 Miles ¹	Parcel Match
S1 Sold 1	378 Mill Rd, Martinez, CA	0.13 Miles ¹	Parcel Match
S2 Sold 2	320 Mill Rd, Martinez, CA	0.08 Miles ¹	Parcel Match
S3 Sold 3	376 Mill Rd, Martinez, CA	0.13 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	Debbye Deister	Company/Brokerage	Stonehurst Real Estate Services
License No	01426142	Address	Stonehurst Real Estate Services Lafayette CA 94549
License Expiration	04/15/2024	License State	CA
Phone	9254513368	Email	stonehurstres00@gmail.com
Broker Distance to Subject	7.24 miles	Date Signed	04/18/2020

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.