

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	22611 Beech Street, Hayward, CA 94541	Order ID	6709355	Property ID	28366807
Inspection Date	05/05/2020	Date of Report	05/09/2020		
Loan Number	40704	APN	416-150-79		
Borrower Name	Catamount Properties 2018 LLC	County	Alameda		

Tracking IDs					
Order Tracking ID	20200505_Citi_BOTW_BPO	Tracking ID 1	20200505_Citi_BOTW_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Hott David M	Condition Comments	
R. E. Taxes	\$3,021	subject property is in average condition and no need for exterior repair.	
Assessed Value	\$221,636		
Zoning Classification	R1		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	subject property is located in average residential neighborhood neighborhood close to schools,market place and park.	
Sales Prices in this Neighborhood	Low: \$540,000 High: \$610,000		
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	22611 Beech Street	1819 Hill Ave	1771 Germaine Ct	24144 Fairview Ave
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94541	94541	94541	94541
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.47 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$649,900	\$699,000	\$685,000
List Price \$	--	\$649,900	\$699,000	\$685,000
Original List Date		03/03/2020	05/02/2020	03/28/2020
DOM · Cumulative DOM	-- · --	63 · 67	3 · 7	25 · 42
Age (# of years)	78	60	61	68
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story ranch	1 Story colonial	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	840	921	1,417	1,246
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 2	3 · 2
Total Room #	4	4	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.12 acres	0.10 acres	0.13 acres	0.11 acres
Other	--	--	--	--

* 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** single story home with 2 bedroom 1 bath. Lot is secluded at the end of a private road. Backyard has workshop and storage shed w/ covered patio off from the kitchen. Located at a short distance to freeways, park, Bart, downtown & shopping.
- Listing 2** eautiful, Fairview, one story single family home, with 3 bedrooms, 2 full baths, large fenced front yard, well maintained back yard with fountain, beautiful flowers. This lovely home is well maintained with pride & love. Clean, move in ready. Original hardwood floors throughout, laminate, tile, vinyl, carpet flooring, plantation shutter, ceiling fans, sun room with large windows to the garden. Living room with fire place, master bedroom with walking closet. Updated bathrooms, water softener in garage. Close to Down Town shopping and freeway access.
- Listing 3** eautifully updated / upgraded one-level home in a wonderful neighborhood! Shows brilliantly! This three bedroom, 2 full bathrooms home truly defines the term move in condition. Enjoy the inside / outside lifestyle! With highly integrated living space, wonderful natural light, a sheltered front courtyard patio and large backyard with storage shed. Special features include: an artistically updated family room/ kitchen with newer stainless steel appliances, fresh interior paint, a nearly new roof and solar panels, a tankless water heater, central heating and air conditioning, updated electrical panel, copper piping, automatic garage door and lush fruit trees. Fabulous location near parks and schools, and easy access to freeways, restaurants and shopping. www.24144fairview.com

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	22611 Beech Street	22824 High St	1955 Wingate Way	2394 Star Ave
City, State	Hayward, CA	Hayward, CA	Hayward, CA	Hayward, CA
Zip Code	94541	94541	94541	94546
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ¹	0.15 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$549,000	\$551,000	\$574,950
List Price \$	--	\$549,000	\$551,000	\$574,950
Sale Price \$	--	\$602,500	\$551,000	\$561,225
Type of Financing	--	All	All	All
Date of Sale	--	04/15/2019	05/06/2019	08/21/2019
DOM · Cumulative DOM	-- · --	13 · 46	46 · 52	4 · 29
Age (# of years)	78	84	80	72
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story ranch	1 Story contemporary	1 Story ranch	1 Story cottage
# Units	1	1	1	1
Living Sq. Feet	840	816	818	906
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.12 acres	0.06 acres	0.05 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$602,500	\$551,000	\$561,225

* 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** Great things come in small packages! Sunny and bright, this contemporary 2 bedroom, 1 bathroom home will make you smile. The abundance of light pours through the windows warming up the home, while the open floor plan creates a flawless setting to entertain with loved ones. The eat-in kitchen shines with beautiful marble countertops and custom fixtures, making it a wonderful place to prepare your favorite meal. The planter boxes in the backyard provide the perfect introduction to exercise your green thumb, or lounge in the yard with a cup of tea or coffee. Ideally located minutes to Downtown, BART, and CSU East Bay, this small beauty is mighty with a blend of convenience, charm and homeyness.
- Sold 2** Cozy newly renovated home. Great for investor or use as a starter home. Conveniently located close to Dumbarton Bridge. Easy access to freeways.
- Sold 3** Great opportunity for "sweat equity". Fixer located in great neighborhood close to schools, shopping and transportation. Large pie shaped lot with room for boats campers or expansion. See today!!!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no listing history in 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	\$561,225	\$561,225
Sales Price	\$561,225	\$561,225
30 Day Price	\$530,000	--
Comments Regarding Pricing Strategy		
due to lack of inventory search was expanded up to 1 mile and back to 12 months to find close comps. Address was verified through aerial images and next door home.		

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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1819 Hill Ave
Hayward, CA 94541



Front

L2 1771 Germaine Ct
Hayward, CA 94541



Front

L3 24144 Fairview Ave
Hayward, CA 94541



Front

Sales Photos

S1 22824 High St
Hayward, CA 94541



Front

S2 1955 Wingate Way
Hayward, CA 94541



Front

S3 2394 Star Ave
Hayward, CA 94546



Front

ClearMaps Addendum

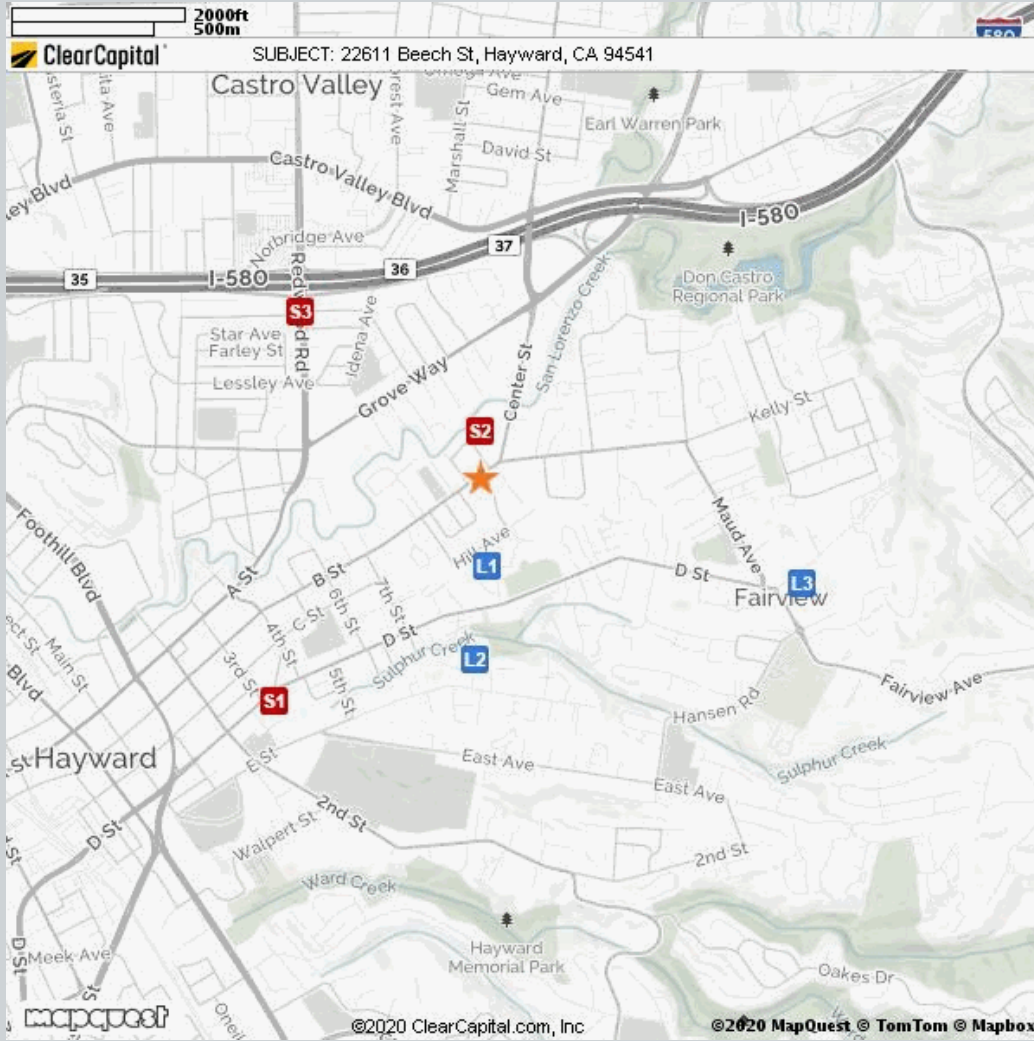
Address ★ 22611 Beech Street, Hayward, CA 94541

Loan Number 40704

Suggested List \$561,225

Suggested Repaired \$561,225

Sale \$561,225



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	22611 Beech St, Hayward, CA	--	Parcel Match
L1 Listing 1	1819 Hill Ave, Hayward, CA	0.23 Miles ¹	Parcel Match
L2 Listing 2	1771 Germaine Ct, Hayward, CA	0.47 Miles ¹	Parcel Match
L3 Listing 3	24144 Fairview Ave, Hayward, CA	0.93 Miles ¹	Parcel Match
S1 Sold 1	22824 High St, Hayward, CA	0.80 Miles ¹	Parcel Match
S2 Sold 2	1955 Wingate Way, Hayward, CA	0.15 Miles ¹	Parcel Match
S3 Sold 3	2394 Star Ave, Castro Valley, CA	0.66 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	Hamid Karimi	Company/Brokerage	Legacy Real Estate& Associates
License No	01392405	Address	6025 grassland dr castro valley CA 94552
License Expiration	09/01/2023	License State	CA
Phone	5103863675	Email	hamidkar@sbcglobal.net
Broker Distance to Subject	2.31 miles	Date Signed	05/07/2020

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.