

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	269 Kirk Avenue, San Jose, CALIFORNIA 95127	Order ID	7284897	Property ID	30114431
Inspection Date	05/10/2021	Date of Report	05/11/2021		
Loan Number	40711	APN	60106087		
Borrower Name	Catamount Properties 2018 LLC	County	Santa Clara		

Tracking IDs

Order Tracking ID	0507BPOupdate	Tracking ID 1	0507BPOupdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments One story ranch style home with no visible garage , stucco exterior, composition roof and front yard in average condition. There is not need for any immediate exterior repairs. The most probable buyer is an owner occupant
R. E. Taxes	\$4,179	
Assessed Value	\$259,532	
Zoning Classification	Residential 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 This home is in a popular, mature and low-average residential neighborhood in the Alum Rock area of San Jose. It has easy access to schools, retail shopping and also to Highways 280/680 and Capitol Exp.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$740000 High: \$1050000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	269 Kirk Avenue	3967 Holly Drive	3395 Holly Drive	222 N Claremont Avenue
City, State	San Jose, CALIFORNIA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95127	95127	95127	95127
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.66 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,150,000	\$889,000	\$795,000
List Price \$	--	\$1,150,000	\$849,000	\$795,000
Original List Date		04/29/2021	04/02/2021	04/21/2021
DOM · Cumulative DOM	-- · --	11 · 12	14 · 39	19 · 20
Age (# of years)	74	74	67	74
Condition	Average	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 Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,346	1,492	1,438	1,345
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1 · 1	3 · 1
Total Room #	7	7	7	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.29 acres	0.12 acres	0.17 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 Regular sale with larger living space and lot size, but the same utility count. Front bedroom has hardwood floors under carpet. Original structure; very few modifications. Owner added central forced air heat. Fireplace has an insert. Detached garage with attached storage shed

Listing 2 Regular sale with larger living space, smaller lot size and higher utility count. New carpet in 2 of the bedrooms. Tankless water heater and reverse osmosis water system. Hardwood floors refinished and fresh paint

Listing 3 Regular sale with similar living space and lot size, but higher utility count. Additional square footage and 1 bedroom and 1 bath were added and permits are unknown. No upgrades or other amenities reported.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	269 Kirk Avenue	273 Ridge Vista Ave	210 Fleming Avenue	273 N Claremont Avenue
City, State	San Jose, CALIFORNIA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95127	95127	95127	95127
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.74 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$875,000	\$960,000	\$785,000
List Price \$	--	\$875,000	\$960,000	\$785,000
Sale Price \$	--	\$1,000,000	\$940,000	\$875,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/09/2021	02/12/2021	04/22/2021
DOM · Cumulative DOM	-- · --	7 · 7	0 · 0	4 · 142
Age (# of years)	74	74	67	71
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 Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,346	1,225	1,332	1,456
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	2 · 2	3 · 2
Total Room #	7	6	6	7
Garage (Style/Stalls)	None	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	0.17 acres	0.30 acres	0.22 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	-\$27,400	-\$46,100	-\$16,000
Adjusted Price	--	\$972,600	\$893,900	\$859,000

* 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** Regular sale with smaller living space and larger lot size. Higher utility count and two car garage. No upgrades or amenities reported in the MLS listing. SoldCompAdjust= \$12100(gla) -\$19500(lot) -\$10000(Utility)+\$0(Age)+\$0(patio, deck,pool)-\$10000(garage)+ \$0(condition)=-\$27400
- Sold 2** Regular sale with slightly smaller living space, larger lot size and higher utility count. Kitchen and main bedroom and bathroom have been remodeled (no details reported). Dual pane windows. SoldCompAdjust= \$1400(gla) -\$7500(lot) - \$10000(Utility)+\$0(Age)+\$0(patio, deck,pool)- \$10000(garage)- \$20000(condition)=-\$46100
- Sold 3** Regular sale with larger living space, similar lot size and higher utility. One car garage attached. No upgrades or other amenities reported. SoldCompAdjust= -\$11000(gla) +\$0(lot) -\$10000(Utility)+\$0(Age)+\$0(patio, deck,pool)+ \$5000(garage)+ \$0(condition)=-\$16000

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				MLS # Change Date Field Name Old Value New Value Current Price Broker Code List / Sell Office Change Type ML81611862 07/23/2020 Status W C \$660,000 CBR.74 Coldwell Banker Realty Listing Canceled ML81611862 08/03/2018 Status A W \$660,000 CBR.74 Coldwell Banker Realty Withdrawn ML81611862 08/03/2018 Status E A \$660,000 CBR.74 Coldwell Banker Realty Listing Back On Market ML81611862 08/03/2018 Status W E \$660,000 CBR.74 Coldwell Banker Realty Listing Expired ML81611862 08/26/2016 Status A W \$660,000 CBR.74 Coldwell Banker Realty Withdrawn ML81611862 08/26/2016 Status A (\$660,000) \$660,000 CBR.74 Coldwell Banker Realty New Listing			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
08/03/2018	\$660,000	--	--	Cancelled	07/23/2020	\$660,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$919,000	\$919,000
Sales Price	\$910,000	\$910,000
30 Day Price	\$901,000	--
Comments Regarding Pricing Strategy		
Due to the limited amount of comps, the search was extended as follows: 1) closings were extended to 120 days 2) the age guidelines were extended slightly 3) the lot size guidelines were also extended over the 20% deviation guidelines. 4) Due to low inventory, marketing strategies ,market volatility and multiple offers some properties tend to sell higher than their respective listing prices. This is common in the local neighborhood and also in the whole San Jose market. All comps were adjusted to reflect the differences in features, amenities and condition. The local market has remained stable since Jan 2020, but we see some decrease on prices as of lately due to the volatility induced by Covid19. It is driven by regular transactions. The sold comps provided a bracketed price range that once it was validated by the adjusted listings, led into the final opinion of value. The property should be marketed AS IS in a marketing cycle of 0-30 days.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 3967 Holly Drive
San Jose, CA 95127



Front

L2 3395 Holly Drive
San Jose, CA 95127



Front

L3 222 N Claremont Avenue
San Jose, CA 95127



Front

Sales Photos

S1 273 Ridge Vista Ave
San Jose, CA 95127



Front

S2 210 Fleming Avenue
San Jose, CA 95127



Front

S3 273 N Claremont Avenue
San Jose, CA 95127



Front

ClearMaps Addendum

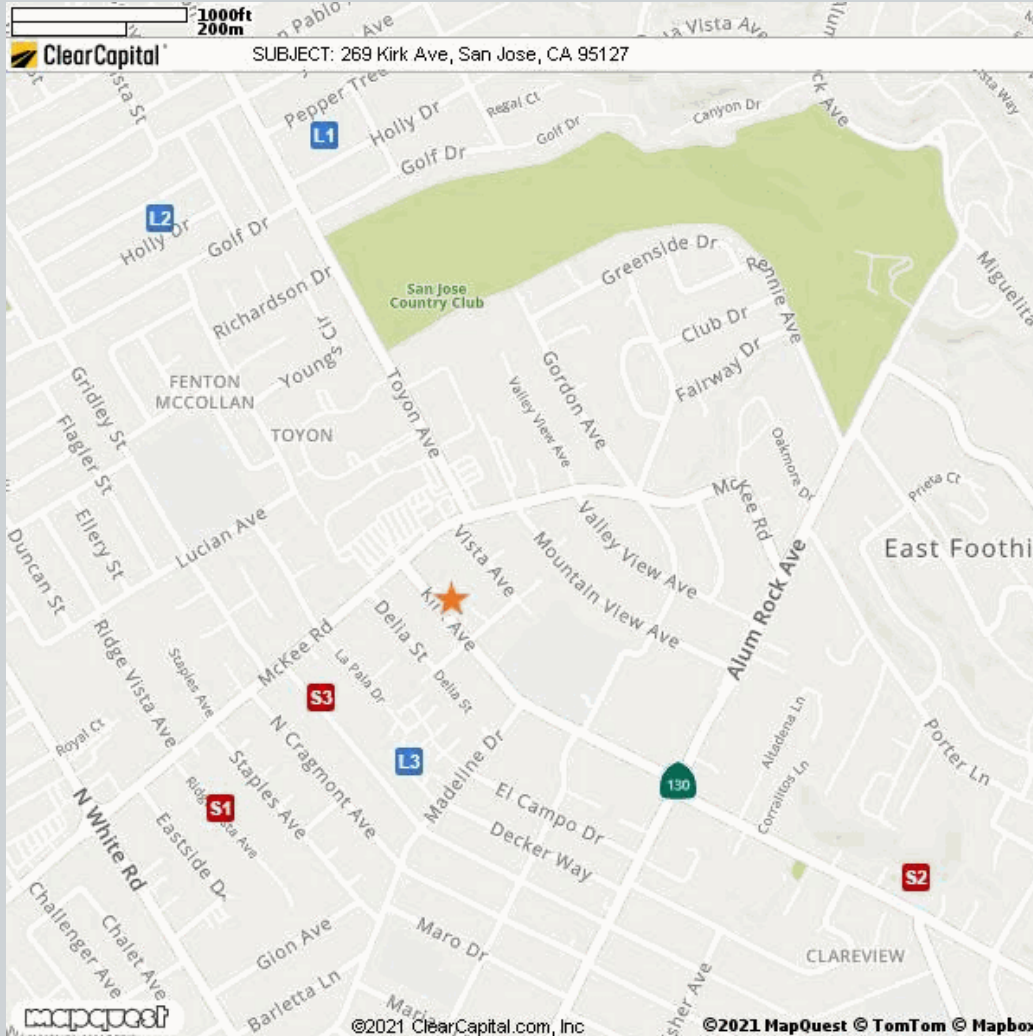
Address ★ 269 Kirk Avenue, San Jose, CALIFORNIA 95127

Loan Number 40711

Suggested List \$919,000

Suggested Repaired \$919,000

Sale \$910,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	269 Kirk Avenue, San Jose, California 95127	--	Parcel Match
L1 Listing 1	3967 Holly Drive, San Jose, CA 95127	0.66 Miles ¹	Parcel Match
L2 Listing 2	3395 Holly Drive, San Jose, CA 95127	0.66 Miles ¹	Parcel Match
L3 Listing 3	222 N Claremont Avenue, San Jose, CA 95127	0.22 Miles ¹	Parcel Match
S1 Sold 1	273 Ridge Vista Ave, San Jose, CA 95127	0.41 Miles ¹	Parcel Match
S2 Sold 2	210 Fleming Avenue, San Jose, CA 95127	0.74 Miles ¹	Parcel Match
S3 Sold 3	273 N Claremont Avenue, San Jose, CA 95127	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	Lissette I. Robles	Company/Brokerage	Coralis Realty
License No	01794923	Address	4831 Rue Loiret San Jose CA 95136
License Expiration	07/16/2023	License State	CA
Phone	4083163547	Email	lissette77@sbcglobal.net
Broker Distance to Subject	7.86 miles	Date Signed	05/10/2021

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.