

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	2918 Partridge Avenue, Oakland, CA 94605	Order ID	6994986	Property ID	29242366
Inspection Date	12/16/2020	Date of Report	12/21/2020		
Loan Number	40924	APN	040A-3423-034		
Borrower Name	Catamount Properties 2018 LLC	County	Alameda		

Tracking IDs

Order Tracking ID	1215_Citi_BPO_Update	Tracking ID 1	1215_Citi_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments Visual exterior inspection shows no sign of needed repair. Grasses and trees are adequately cut and watered.
R. E. Taxes	\$53,580	
Assessed Value	\$2,103	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Location in an established neighborhood with homes in average to good condition.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$650,000	
Market for this type of property	Increased 2.3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2918 Partridge Avenue	5385 Wentworth Ave	2656 77th	6454 Brann St
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94605	94601	94605	94605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.07 ¹	0.44 ¹	1.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$590,000	\$559,000	\$599,000
List Price \$	--	\$545,000	\$559,000	\$599,000
Original List Date		10/14/2020	09/04/2020	12/08/2020
DOM · Cumulative DOM	-- · --	63 · 68	63 · 108	8 · 13
Age (# of years)	78	106	98	95
Condition	Good	Fair	Good	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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	960	1,120	1,049	960
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 2	2 · 1
Total Room #	5	6	6	4
Garage (Style/Stalls)	Attached 1 Car	None	None	Detached 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	0.21 acres	0.08 acres	0.10 acres
Other	None	None	None	None

* 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 List 1 has bigger living space, bigger lot size, 28 years older and inferior condition. Similar beds and bath.

Listing 2 List 2 has 1 more bed, 1 more bath, 20 years older. Similar living space, condition, and lot size.

Listing 3 List 3 has 17 years older. Similar beds, bath, living space, condition, and lot size.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2918 Partridge Avenue	8032 Iris St	8315 Iris St	2693 Ritchie Street
City, State	Oakland, CA	Oakland, CA	Oakland, CA	Oakland, CA
Zip Code	94605	94605	94605	94605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.29 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,000	\$450,000	\$539,900
List Price \$	--	\$499,000	\$450,000	\$539,900
Sale Price \$	--	\$585,000	\$450,000	\$530,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/31/2020	12/10/2020	11/27/2020
DOM · Cumulative DOM	-- · --	4 · 32	4 · 42	40 · 79
Age (# of years)	78	95	94	97
Condition	Good	Good	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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	960	976	1,125	1,245
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	7	4
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.08 acres	0.11 acres	0.07 acres
Other	None	None	None	None
Net Adjustment	--	+\$8,500	+\$14,865	+\$16,415
Adjusted Price	--	\$593,500	\$464,865	\$546,415

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Sold 1 has 17 years older+8500. Similar beds, bath, living space, condition, and lot size.

Sold 2 Sold 2 has bigger living space-3135, 16 years older+8000, inferior condition+10000. Similar beds, bath, lot size.

Sold 3 Sold 3 has bigger living space-5415, 19 years older+9500. Similar beds, bath, condition, and lot size. Garage+1500.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			N/A				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/23/2020	\$525,000	--	--	Sold	06/05/2020	\$460,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$581,400	\$581,400
Sales Price	\$570,000	\$570,000
30 Day Price	\$553,000	--
Comments Regarding Pricing Strategy		
<p>12/21/20--Did the local market noticeably appreciate since the subject's recent date of sale? The market has appreciated roughly 2.3% in the past 6 months. Is there evidence that the subject has been renovated/improved subsequent to the date of the recent sale? Based on the difference of the subject's front MLS photo and the recent subject's pictures, subject had been renovated. As a result, the current suggested values are much higher than its prior sale. Does the recent sale MLS data indicate interior condition issues that may explain the lower sale price (if so, please consider this information in your analysis)? Per the subject's prior MLS comment, subject needed TLC. Since subject requires no repair, listing it as-is will save the pre-marketing time and limit total amount of capital invested. There's a shortage of comparables with similar living space within immediate area so expansion of search distance, age, value variance, different style comp and/or lot size is necessary.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the
Notes subject now being in much better condition since the time of the prior appraisal. The subject appears to have been remodeled and given this the current report is providing a reliable value.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 5385 WENTWORTH AVE
Oakland, CA 94601



Front

L2 2656 77th
Oakland, CA 94605



Front

L3 6454 Brann St
Oakland, CA 94605



Front

Sales Photos

S1 8032 Iris St
Oakland, CA 94605



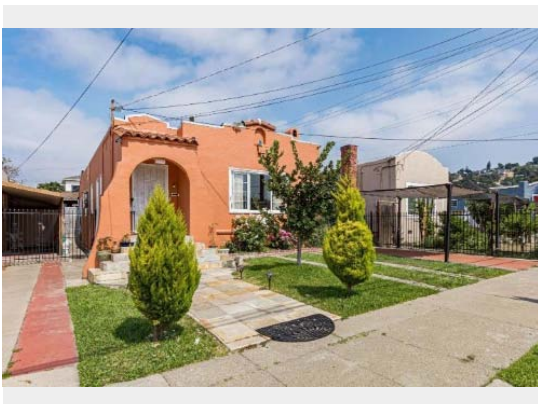
Front

S2 8315 Iris St
Oakland, CA 94605



Front

S3 2693 Ritchie Street
Oakland, CA 94605



Front

ClearMaps Addendum

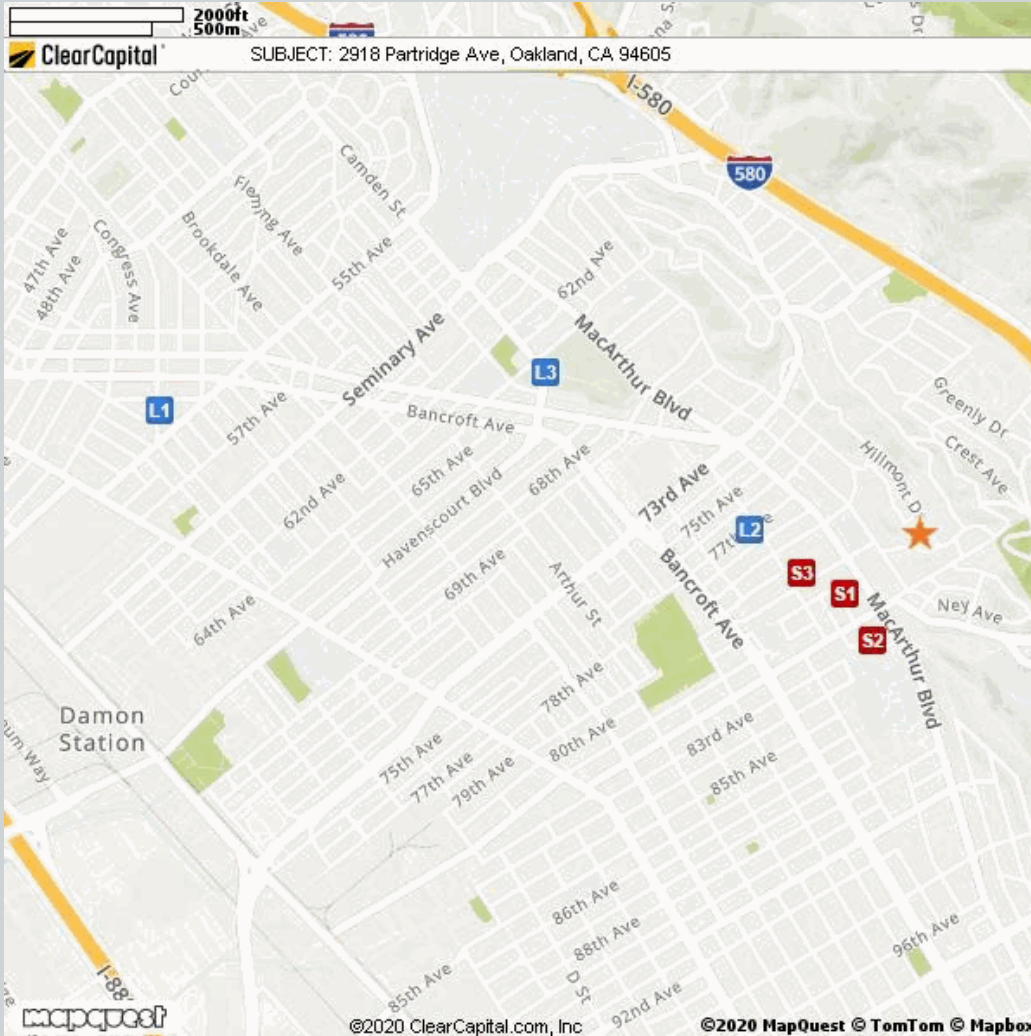
Address ★ 2918 Partridge Avenue, Oakland, CA 94605

Loan Number 40924

Suggested List \$581,400

Suggested Repaired \$581,400

Sale \$570,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2918 Partridge Avenue, Oakland, CA 94605	--	Parcel Match
L1 Listing 1	5385 Wentworth Ave, Oakland, CA 94601	2.07 Miles ¹	Parcel Match
L2 Listing 2	2656 77th, Oakland, CA 94605	0.44 Miles ¹	Parcel Match
L3 Listing 3	6454 Brann St, Oakland, CA 94605	1.09 Miles ¹	Parcel Match
S1 Sold 1	8032 Iris St, Oakland, CA 94605	0.23 Miles ¹	Parcel Match
S2 Sold 2	8315 Iris St, Oakland, CA 94605	0.29 Miles ¹	Parcel Match
S3 Sold 3	2693 Ritchie Street, Oakland, CA 94605	0.32 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	Danaiwat Pongtippun	Company/Brokerage	Insync Realty, Inc.
License No	01952161	Address	5546 E 16th St Oakland CA 94621
License Expiration	06/04/2022	License State	CA
Phone	4088980887	Email	insyncrealty@p5site.com
Broker Distance to Subject	2.01 miles	Date Signed	12/21/2020

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.