

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	2900 Alcala Street, Antioch, CALIFORNIA 94509	Order ID	6740278	Property ID	28457901
Inspection Date	06/11/2020	Date of Report	06/15/2020		
Loan Number	40967	APN	071-113-016-1		
Borrower Name	Catamount Properties 2018 LLC	County	Contra Costa		

Tracking IDs					
Order Tracking ID	20200611_BPOs	Tracking ID 1	20200611_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Balestrieri Joseph	Condition Comments	
R. E. Taxes	\$111,990	Single story. Corner lot. Composition roof. Stucco siding. Dual pane windows. Fireplace. Gas heating, cooling unknown. Fenced side/rear yard. Three car concrete driveway. Other than roof eaves(see photos) which need paint, no signs of any immediate repairs needed.	
Assessed Value	\$59,266		
Zoning Classification	SFD		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$2,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$2,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	Affordable and entry level neighborhood for this community. Detached single- family homes. No obsolescence. No industrial or commercial in area with negative impact. No environmental factors. Close to schools, park, shopping and freeway. Not a distress driven market. Note: With recent pandemic events it has have dramatically effected local real estate with very few listings and buyers in market. Unemployment has spiked, unknown if temporary or not. Not a normal market, very few recent solds and new listings. Local government at this time has put limitations on open houses an...	
Sales Prices in this Neighborhood	Low: \$335,000 High: \$440,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Affordable and entry level neighborhood for this community. Detached single- family homes. No obsolescence. No industrial or commercial in area with negative impact. No environmental factors. Close to schools, park, shopping and freeway. Not a distress driven market. Note: With recent pandemic events it has have dramatically effected local real estate with very few listings and buyers in market. Unemployment has spiked, unknown if temporary or not. Not a normal market, very few recent solds and new listings. Local government at this time has put limitations on open houses and restrictive showing conditions of properties that started in Mid-March, starting to ease up. Again, at this time very FEW active listings available and recent closed sales. Necessary to expand search radius to similar neighborhoods and relax property characteristics.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2900 Alcala Street	7 Madill Ct	912 Hawthorne Ave	3509 Clayburn Rd
City, State	Antioch, CALIFORNIA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.56 ¹	0.54 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$410,000	\$387,500
List Price \$	--	\$365,000	\$410,000	\$387,500
Original List Date		03/27/2020	05/29/2020	05/28/2020
DOM · Cumulative DOM	-- · --	74 · 80	5 · 17	6 · 18
Age (# of years)	64	70	63	60
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,224	1,029	1,353	1,280
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 1 · 1
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.15 acres	0.14 acres	0.2 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 Inferior due to less GLA, garage and bath. Updated composition roof, newer dual pane windows, large flat lot, one car attached garage, court location, some interior updates.

Listing 2 Superior due to larger GLA. Cosmetic updating. New paint and carpets. Kitchen has moderate updating. Neutral colors.

Listing 3 MOST similar to subject. Larger lot, one less full bathroom. Completely painted inside and out. Overall, lightly updated. Not renovated.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2900 Alcala Street	2905 Alcala St	2812 Enea Way	2305 Beasley Ave
City, State	Antioch, CALIFORNIA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.43 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$400,000	\$425,000	\$349,950
List Price \$	--	\$400,000	\$415,000	\$349,950
Sale Price \$	--	\$385,000	\$420,000	\$360,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	02/13/2020	08/01/2019	02/20/2020
DOM · Cumulative DOM	-- · --	54 · 90	45 · 85	46 · 111
Age (# of years)	64	63	60	67
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,224	1,200	1,400	1,174
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.14 acres	0.14 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,000	-\$18,000	+\$25,000
Adjusted Price	--	\$388,000	\$402,000	\$385,000

* 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** MOST similar to subject. New laminate flooring and new exterior paint. Home offers a great kitchen and dual pane windows thru-out. Drive thru garage leads to a huge backyard with a large storage shed and no rear neighbors. Adjustment of \$3K for inferior GLA.
- Sold 2** Superior due to larger GLA. Tile flooring thru out made to look like hardwood, updated windows, moderately updated bathrooms and kitchen. Nice front yard and backyard with a deck. Adjustment of -\$18K for larger GLA.
- Sold 3** Inferior due to less GLA, bath and garage. New carpet just installed. Central heat and air. Other than new carpet, no recent updating. Adjustment of \$5K for inferior GLA, \$10K for one less full bath and \$10K for one less garage parking.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent sales history on local tax or mls records. Property tax records PDF attached to this report.			
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	\$395,000	\$399,000
Sales Price	\$390,000	\$394,000
30 Day Price	\$369,000	--

Comments Regarding Pricing Strategy

Sold comparable 1 is most similar to subject. Most important criteria for valuing subject is first location. Then GLA, condition, lot size and amenities. With low inventory over last few years, very limited comparables. Necessary to find comparables, at least one in the same neighborhood even having to go back one full year. Optimal comparable is same subdivision and floorplan. Less buyer demand due to higher values but low inventory persists helping values remain stable at the least. Inventory is at historically low levels for the last two years, thus resulting very few comparables. Not only property characteristics are reviewed but interior photos as well as many agents tend to exaggerate updates to home. Traditional buyer market, very few investors. Important to market home on local mls for a minimum of 10 days to the maximum exposure to the overall market. Most weight given to pending listings, then the most RECENT closed sales. NO renovated comparables are used unless no other comparables available. Adjustment would be made for renovated comparable. If subject was completely renovated on interior value could easily be 10-20% above suggested valuations. Listings that have above average updating or unique features are selling close or slightly above listed price. Listings that below average updating or have a negative features or locations have to discount in order to attract a buyer. The value for this report is fair market value. Arrived at valuation by using the most recent similar comparables and careful not to use distress sale (REO and Short Sale) comparables. Not a distress driven market. Homes in above average condition or something unique can get multiple offers. Also, over last 3 years, below average inventory resulting in fewer available comparables and most times having to expand search radius to similar neighborhoods. Every attempt made to use the most recent and closest available comparables. Very extensive review of ALL comparables in subject's neighborhood and similar surrounding neighborhoods. I very much understand using comparables that are similar age, GLA, condition, etc. However, due to low inventory and lack of comparables, variances may have to be expanded. Very recent sales and active listings most accurately reflect today's market value. Very careful in comparable selection at this time due to limited inventory, but buyers being extremely selective on condition and pricing. Subject is bracketed with inferior and superior properties giving a value range.

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition with \$2,000 recommended in total repairs. Comps are similar in characteristics, located
Notes within 0.69 miles and the sold comps closed within the last 11 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Back



Street



Street



Other



Other

Listing Photos

L1 7 Madill Ct
Antioch, CA 94509



Front

L2 912 Hawthorne Ave
Antioch, CA 94509



Front

L3 3509 Clayburn Rd
Antioch, CA 94509



Front

Sales Photos

S1 2905 Alcala St
Antioch, CA 94509



Front

S2 2812 Enea Way
Antioch, CA 94509



Front

S3 2305 Beasley Ave
Antioch, CA 94509



Front

DRIVE-BY BPO

by ClearCapital

2900 Alcala St

Antioch, CA 94509

40967

Loan Number

\$390,000

● As-Is Value

ClearMaps Addendum

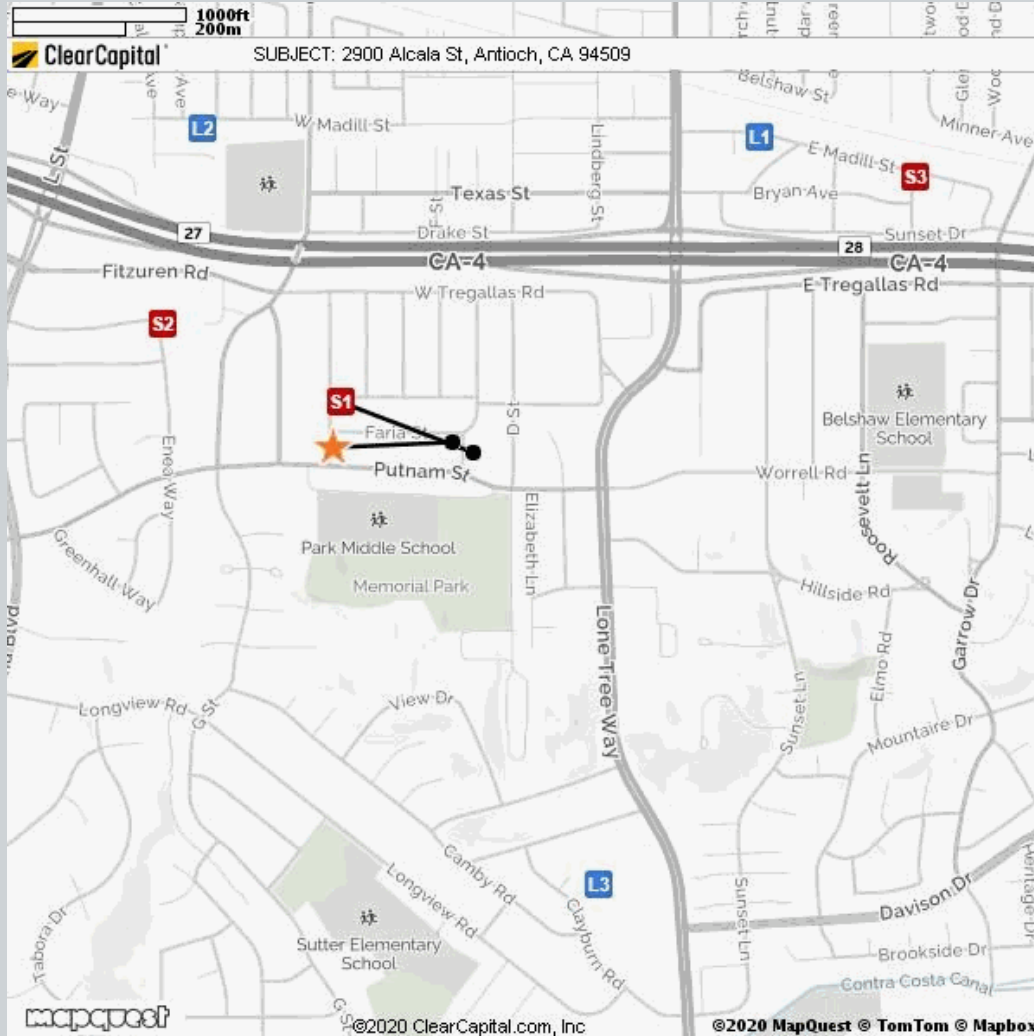
Address ★ 2900 Alcala Street, Antioch, CALIFORNIA 94509

Loan Number 40967

Suggested List \$395,000

Suggested Repaired \$399,000

Sale \$390,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2900 Alcala St, Antioch, CA	--	Parcel Match
L1 Listing 1	7 Madill Ct, Antioch, CA	0.56 Miles ¹	Parcel Match
L2 Listing 2	912 Hawthorne Ave, Antioch, CA	0.54 Miles ¹	Parcel Match
L3 Listing 3	3509 Clayburn Rd, Antioch, CA	0.64 Miles ¹	Parcel Match
S1 Sold 1	2905 Alcala St, Antioch, CA	0.03 Miles ¹	Parcel Match
S2 Sold 2	2812 Enea Way, Antioch, CA	0.43 Miles ¹	Parcel Match
S3 Sold 3	2305 Beasley Ave, Antioch, CA	0.69 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	Michael Gadams	Company/Brokerage	Bay Area Homes Sales and Evaluations
License No	01037884	Address	5047 Wittenmeyer Ct Antioch CA 94531
License Expiration	05/12/2024	License State	CA
Phone	9257878676	Email	mikefgadams@sbcglobal.net
Broker Distance to Subject	2.28 miles	Date Signed	06/15/2020

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.