

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.

<b>Address</b>	2330 English Court, Walnut Creek, CA 94598	<b>Order ID</b>	6994986	<b>Property ID</b>	29242181
<b>Inspection Date</b>	12/16/2020	<b>Date of Report</b>	12/21/2020		
<b>Loan Number</b>	41019	<b>APN</b>	142-044-020-6		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Contra Costa		

**Tracking IDs**

<b>Order Tracking ID</b>	1215_Citi_BPO_Update	<b>Tracking ID 1</b>	1215_Citi_BPO_Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Size Marilyn Ann Tre	<b>Condition Comments</b> Single story. Standard lot. Backs to very busy Ygnacio Valley Road. HVAC. Raised foundation. Two car garage. Based upon recent prior mls data info, subject is well maintained but original interior. No updating. Below market condition. No signs of any immediate repairs but will need substantial investment to bring subject up to market and neighborhood average condition with remodel project.
<b>R. E. Taxes</b>	\$2,217	
<b>Assessed Value</b>	\$136,521	
<b>Zoning Classification</b>	SFD	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Highly sought after neighborhood due to superior schools, K-12. Single-family neighborhood, residential. Detached single-family homes. Established neighborhood. 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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$950,000 High: \$1,750,000	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2330 English Court	2086 Banbury Rd	3423 Valencia Ct	309 Drayton Ct
<b>City, State</b>	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA
<b>Zip Code</b>	94598	94598	94598	94598
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.59 <sup>1</sup>	1.21 <sup>1</sup>	0.51 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$1,375,000	\$1,015,000	\$1,149,500
<b>List Price \$</b>	--	\$1,375,000	\$1,015,000	\$1,149,500
<b>Original List Date</b>		12/11/2020	11/11/2020	11/20/2020
<b>DOM · Cumulative DOM</b>	-- · --	4 · 10	7 · 40	10 · 31
<b>Age (# of years)</b>	48	44	53	45
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	2 Stories Traditional	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,634	2,737	2,422	2,470
<b>Bdrm · Bths · ½ Bths</b>	5 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	11	10	10	10
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.23 acres	0.24 acres	0.28 acres	0.23 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Below average condition. New carpet and paint. Kitchen and bathrooms mostly original Superior due to quiet street location and larger GLA.

**Listing 2** MOST simliar to subject. Similar location and very similar condition. No updating. Priced below market for quick sale. Multiple offers, pending sale.

**Listing 3** Less GLA, but similar location. Superior condition. This home features a remodeled kitchen with quartz countertops, stainless-steel appliances, new recessed lighting, new tiles, refinished hardwood floors, dual pane windows throughout and elegant living room with vaulted ceilings that connects to the formal dining room

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2330 English Court	375 Caravelle Dr	3309 Deerpark Drive	2821 Oak Grove Rd
<b>City, State</b>	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA	Walnut Creek, CA
<b>Zip Code</b>	94598	94598	94598	94598
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.86 <sup>1</sup>	0.99 <sup>1</sup>	0.72 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$1,100,000	\$1,150,000	\$1,349,999
<b>List Price \$</b>	--	\$1,100,000	\$1,150,000	\$1,295,000
<b>Sale Price \$</b>	--	\$1,084,000	\$1,085,000	\$1,270,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	05/27/2020	05/07/2020	08/12/2020
<b>DOM · Cumulative DOM</b>	-- · --	7 · 71	16 · 67	91 · 135
<b>Age (# of years)</b>	48	51	52	54
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Adverse ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	2 Stories Traditional	2 Stories Traditional	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,634	2,395	3,062	2,533
<b>Bdrm · Bths · ½ Bths</b>	5 · 2 · 1	5 · 2	5 · 3 · 1	5 · 3
<b>Total Room #</b>	11	11	11	11
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.23 acres	0.24 acres	0.27 acres	0.26 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$55,000	-\$22,000	-\$85,000
<b>Adjusted Price</b>	--	\$1,139,000	\$1,063,000	\$1,185,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Same neighborhood. Original interior, no recent updating. Below market average for condition. Very similar condition to subject. Inferior to subject due to less GLA. Adjustment of \$25K for inferior GLA and -\$20K for superior condition. \$50K for appreciation. Older comparable due to lack of more recent available comparables available comparables.
- Sold 2** Same neighborhood. Lack of updating, similar condition as subject. Superior due to larger GLA and inground pool. Composition shingle roof. HVAC, two zones. Adjustment of -\$37K for superior GLA and -\$15K for pool. -\$20K for superior location. \$50K for appreciation. Older comparable due to lack of more recent available comparables available comparables.
- Sold 3** Similar location to subject with fronting a busy road. Superior due to condition and pool. The kitchen and bathrooms updated, upgraded windows and floors, installed paver driveway and back patio and added solar(leased). Adjustment of \$10K for inferior GLA, -\$5K for superior bath and -\$15K for pool. -\$75K for superior updating.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Recently sold in last 12 months, see attached mls data sheet.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>		0					
<b># of Sales in Previous 12 Months</b>		1					
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
05/29/2020	\$995,000	--	--	Sold	06/19/2020	\$955,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,135,000	\$1,135,000
<b>Sales Price</b>	\$1,125,000	\$1,125,000
<b>30 Day Price</b>	\$1,075,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject was recently purchased. Below market condition due to lack of updating. Some appreciation since purchase date. Sold comparable 1 and active listing 2 are most similar to subject. 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.</p>		

### 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



Address Verification



Side



Side



Street

## Subject Photos



Street



Other



## Listing Photos

**L1** 2086 Banbury Rd  
Walnut Creek, CA 94598



Front

**L2** 3423 Valencia Ct  
Walnut Creek, CA 94598



Front

**L3** 309 Drayton Ct  
Walnut Creek, CA 94598



Front

## Sales Photos

**S1** 375 Caravelle Dr  
Walnut Creek, CA 94598



Front

**S2** 3309 Deerpark Drive  
Walnut Creek, CA 94598



Front

**S3** 2821 Oak Grove Rd  
Walnut Creek, CA 94598



Front

### ClearMaps Addendum

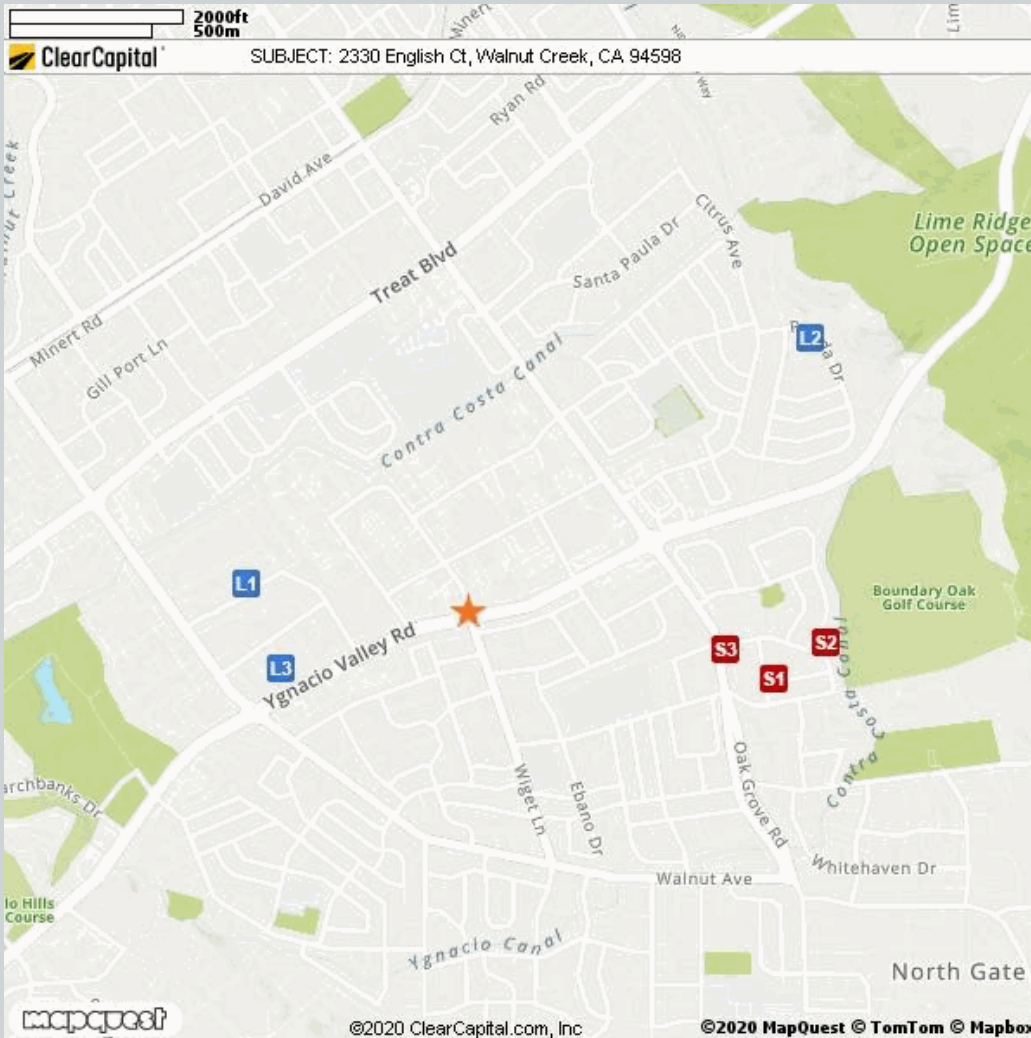
**Address** ★ 2330 English Court, Walnut Creek, CA 94598

**Loan Number** 41019

**Suggested List** \$1,135,000

**Suggested Repaired** \$1,135,000

**Sale** \$1,125,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2330 English Court, Walnut Creek, CA 94598	--	Parcel Match
L1 Listing 1	2086 Banbury Rd, Walnut Creek, CA 94598	0.59 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3423 Valencia Ct, Walnut Creek, CA 94598	1.21 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	309 Drayton Ct, Walnut Creek, CA 94598	0.51 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	375 Caravelle Dr, Walnut Creek, CA 94598	0.86 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3309 Deerpark Drive, Walnut Creek, CA 94598	0.99 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2821 Oak Grove Rd, Walnut Creek, CA 94598	0.72 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Michael Gadams	<b>Company/Brokerage</b>	Bay Area Homes Sales and Evaluations
<b>License No</b>	01037884	<b>Address</b>	5047 Wittenmeyer Ct Antioch CA 94531
<b>License Expiration</b>	05/12/2024	<b>License State</b>	CA
<b>Phone</b>	9257878676	<b>Email</b>	mikefgadams@sbcglobal.net
<b>Broker Distance to Subject</b>	12.17 miles	<b>Date Signed</b>	12/19/2020

*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.**