

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	4293 Santa Rita Road, El Sobrante, CA 94803	Order ID	6780889	Property ID	28583945
Inspection Date	07/28/2020	Date of Report	07/28/2020		
Loan Number	41319	APN	424-220-004-5		
Borrower Name	Catamount Properties 2018 LLC	County	Contra Costa		

Tracking IDs					
Order Tracking ID	20200727_BPOs	Tracking ID 1	20200727_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Melchor Ocampo Tre	No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area of similar properties, subject conforms. Subject appears to be within a transitional area, with newer properties, lot splits, and original properties that include some properties that lack average maintenance and may hinder values.
R. E. Taxes	\$1,891	
Assessed Value	\$75,113	
Zoning Classification	R7	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lock box and Camera)	
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		Neighborhood Comments
Location Type	Suburban	Subject is a conforming Single Family Residential Bungalow style property located within the Hillside neighborhood of the Santa Rita Acres within a predominately single family properties. Subject is located off to the left of San Rita and has views of the Valley and hills on the opposite side of Appian Way, with a large lot that offers an upslope to the top where the property is situated and toward the rear a downslope that may extend as far down to Appian Way. Subject conforms to the immediate area and is located within moderate proximity to hwy 80 freeway access via Pinole or out...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$440,000 High: \$510,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Subject is a conforming Single Family Residential Bungalow style property located within the Hillside neighborhood of the Santa Rita Acres within a predominately single family properties. Subject is located off to the left of San Rita and has views of the Valley and hills on the opposite side of Appian Way, with a large lot that offers an upslope to the top where the property is situated and toward the rear a downslope that may extend as far down to Appian Way. Subject conforms to the immediate area and is located within moderate proximity to hwy 80 freeway access via Pinole or out the Damn Rd to San Pablo, on the opposite side of Santa Rita is nearby De Anza High with a rear access off May Rd, and Marie A Murphy Elementary School off Valley View, along with shopping amenities either off San Pablo Ave or Pinole Vista Shopping along with Restaurants, Movie Theaters, and Anchor Stores.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4293 Santa Rita Road	4504 Santa Rita Rd	4369 Bermar Ave	2848 Sheldon Dr
City, State	El Sobrante, CA	Richmond, CA	El Sobrante, CA	Richmond, CA
Zip Code	94803	94803	94803	94803
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.39 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$575,000	\$499,000	\$549,000
List Price \$	--	\$575,000	\$499,000	\$549,000
Original List Date		07/14/2020	06/12/2020	05/18/2020
DOM · Cumulative DOM	-- · --	14 · 14	7 · 46	70 · 71
Age (# of years)	73	63	69	65
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Ranch	1 Story Bungalow	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,216	1,297	1,022	1,026
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	3 · 1
Total Room #	6	7	5	5
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.15 acres	0.12 acres	0.14 acres
Other	Fencing	Fireplace	Fireplace	Fencing

* Listing 2 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** A1 is similar in room count with 3 beds, 2 baths. A1 is superior in year built, in GLA, in baths, in garage space, in fireplace. A1 is inferior in lot size. A1 is located off Santa Rita Road, is a probate sale and needs some TLC.
- Listing 2** A2 is similar in room count with 3 beds, 1 bath. A2 is inferior in GLA, in lot size. A2 is superior in garage space, in fireplace. A2 comes with a newer kitchen and bath, updated windows, flooring, HVAC, interior laundry, newer roof, gutters, with screens. A2 is near freeways, shopping, schools, minutes to Orinda and Hwy 24, BART, and near Regional Lands and hiking.
- Listing 3** S3 is a conventional single story single family home similar in size, features, age, and type. Superior condition recently upgraded and remodeled "Flip" type sale last sold 01/14/2020 for \$355,000.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4293 Santa Rita Road	4263 Santa Rita Rd	4626 Winsor Way	2923 May Rd
City, State	El Sobrante, CA	El Sobrante, CA	Richmond, CA	Richmond, CA
Zip Code	94803	94803	94803	94803
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.37 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$439,000	\$450,000	\$549,000
List Price \$	--	\$439,000	\$450,000	\$549,000
Sale Price \$	--	\$440,000	\$450,000	\$510,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	09/18/2019	09/03/2019	12/05/2019
DOM · Cumulative DOM	-- · --	32 · 32	35 · 35	71 · 71
Age (# of years)	73	88	65	63
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Woods	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Bungalow	1 Story Brown Shingle	1 Story Bungalow	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,216	1,240	1,026	1,297
Bdrm · Bths · ½ Bths	3 · 1	2 · 2	2 · 1	3 · 2
Total Room #	6	5	4	6
Garage (Style/Stalls)	None	None	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.90 acres	0.15 acres	0.14 acres
Other	Fencing	Fencing	Fireplace	Fireplace
Net Adjustment	--	-\$27,390	+\$12,890	-\$44,455
Adjusted Price	--	\$412,610	\$462,890	\$465,545

* 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** S1 is similar in room count with 2 beds, 2 baths. S1 is inferior in beds, in year built. S1 is superior in beds, in GLA, in lot size. S1 is not visible from the Road but is off a gravel road that extends past existing properties down to a level area with a farmhouse, barn, parking area's and a sand filled arena for horses. S1 is being sold in strictly as-is condition. Adjustments made for GLA - (\$1,680), lot size - (\$28,210), year built + (\$1,500), beds + (\$3,500), bath - (\$2,500).
- Sold 2** S2 is similar in room count with 2 beds, 1 bath. S2 is inferior in beds, in lot size, in GLA. S2 is superior in year built, in carport parking. S2 is located off May Rd, comes with a pellet stove, kitchen with newer updates, patio with mature low maintenance and near by Schools. Adjustments made for fireplace - (\$5,000), carport - (\$2,500), GLA + (\$13,300), lot size + (\$4,390), year built - (\$800.00) and beds - (\$3,500).
- Sold 3** S3 is similar in room count with 3 beds, 2 baths. S3 is superior in condition, in baths, in GLA, in year built, in garage space, in fireplace. S3 is inferior in lot size. S3 offers updates, a large driveway and comes with refinished hardwoods, fresh interior and exterior paint. S3 is located off May Rd, withing the May Valley and is near La Moine Valley view Park and minutes from shopping and amenities. Adjustments made for condition - (\$25,000), fireplace - (\$5,000), garage - (\$10,000), GLA - (\$5,670), lot size + (\$4,715), year built - (\$1,000) and bath - (\$2,500).

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject was listed on 6/18/2020 for the sum of \$480,000 and sold on 7/27/2020 in the sum of \$450,000 and was a Cash Sale.			
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
06/18/2020	\$480,000	07/09/2020	\$480,000	Sold	07/27/2020	\$450,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$444,000	\$444,000
Sales Price	\$455,000	\$455,000
30 Day Price	\$455,000	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .25 miles. Search criteria extended 12 months and .25 miles due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$524,000 and median sold price \$450,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Days on the market. Trends for this zip code indicate that within the current inventory .5% are in foreclosure, Auction, and Bank Owned stages.</p>		

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.

Subject Photos



Front



Front



Front



Address Verification



Side



Side

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Side



Side



Side



Street



Street



Street

Subject Photos



Street



Street



Street



Living Room



Other



Other

Listing Photos

L1 4504 Santa Rita Rd
Richmond, CA 94803



Front

L2 4369 Bermar Ave
El Sobrante, CA 94803



Front

L3 2848 Sheldon Dr
Richmond, CA 94803



Front

Sales Photos

S1 4263 Santa Rita Rd
El Sobrante, CA 94803



Front

S2 4626 Winsor Way
Richmond, CA 94803



Front

S3 2923 May Rd
Richmond, CA 94803



Front

ClearMaps Addendum

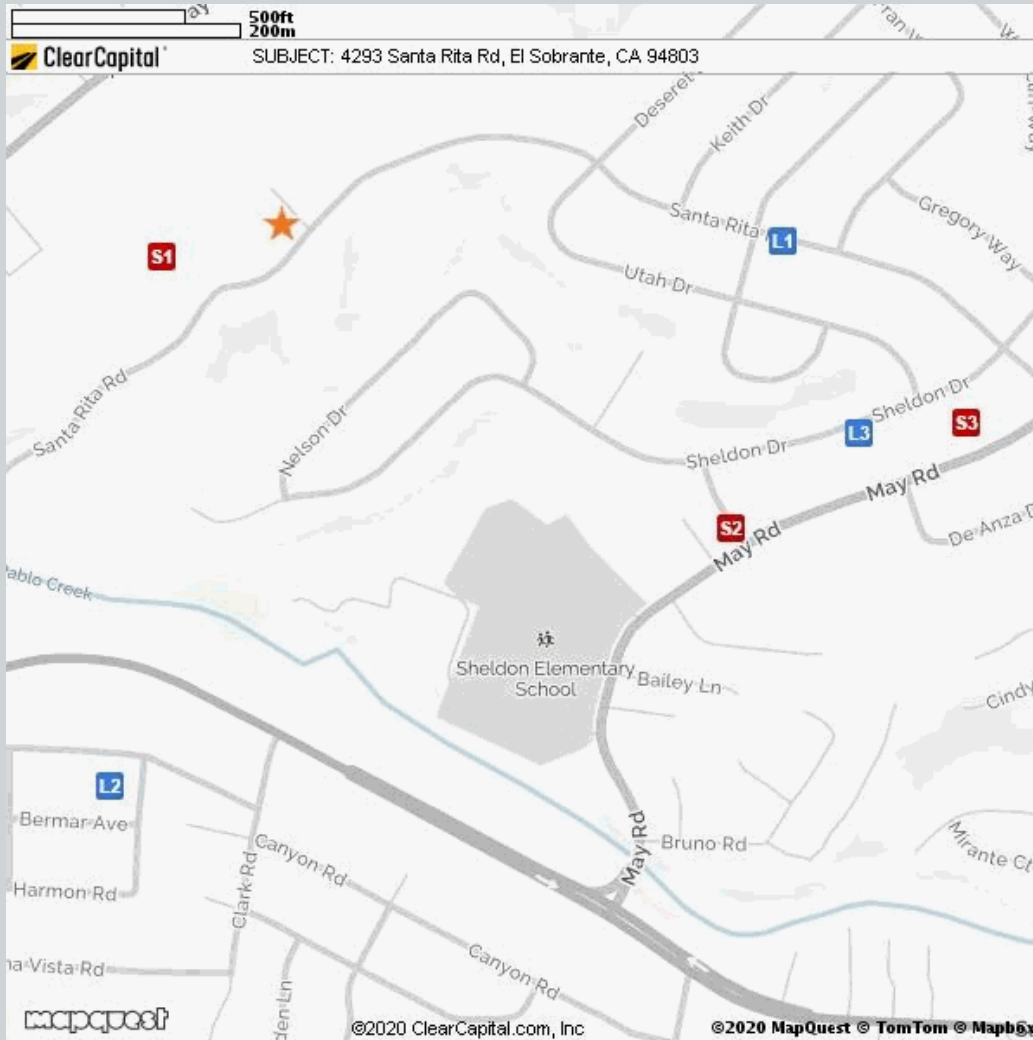
Address ★ 4293 Santa Rita Road, El Sobrante, CA 94803

Loan Number 41319

Suggested List \$444,000

Suggested Repaired \$444,000

Sale \$455,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4293 Santa Rita Rd, El Sobrante, CA	--	Parcel Match
L1 Listing 1	4504 Santa Rita Rd, El Sobrante, CA	0.34 Miles ¹	Parcel Match
L2 Listing 2	4369 Berman Ave, El Sobrante, CA	0.39 Miles ¹	Parcel Match
L3 Listing 3	2848 Sheldon Dr, El Sobrante, CA	0.42 Miles ¹	Parcel Match
S1 Sold 1	4263 Santa Rita Rd, El Sobrante, CA	0.08 Miles ¹	Parcel Match
S2 Sold 2	4626 Winsor Way, El Sobrante, CA	0.37 Miles ¹	Parcel Match
S3 Sold 3	2923 May Rd, El Sobrante, CA	0.49 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	Debbie Deister	Company/Brokerage	Stonehurst Real Estate Services
License No	01426142	Address	Stonehurst Real Estate Services Lafayette CA 94549
License Expiration	04/15/2024	License State	CA
Phone	9254513368	Email	stonehurstres00@gmail.com
Broker Distance to Subject	11.50 miles	Date Signed	07/28/2020

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.