

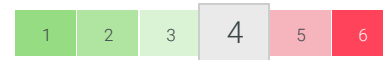
Subject Details

PROPERTY TYPE	GLA
SFR	1,161 Sq. Ft.
BEDS	BATHS
3	2.0
STYLE	YEAR BUILT
Ranch	1955
LOT SIZE	OWNERSHIP
0.11 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	2 Car(s)
HEATING	COOLING
Forced Air	None
COUNTY	APN
Alameda	078G272602500

Analysis Of Subject

Provided by Appraiser

CONDITION RATING



The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

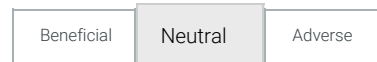
QUALITY RATING



High quality property built from individual or readily available designer plans in above-standard residential tract developments.

VIEW

🏠 Residential



LOCATION

🏠 Residential







SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Subject is located in a conforming neighborhood with no external obsolescences. Subject's exterior appears to be in C4 condition.

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 <p>31272 Carroll Ave Hayward, CA 94544</p>	 <p>31142 Oakhill Way Hayward, CA 94544</p>	 <p>74 Saint Andrews St Hayward, CA 94544</p>	 <p>31527 Carroll Ave Hayward, CA 94544</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.11 miles	0.33 miles	0.24 miles
DATA/ VERIFICATION SOURCE	MLS	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	06/30/2020	09/26/2019	12/12/2019
SALE PRICE/PPSF	--	\$650,000 \$595/Sq. Ft.	\$630,000 \$544/Sq. Ft.	\$620,000 \$601/Sq. Ft.
CONTRACT/ PENDING DATE	--	07/09/2020	10/15/2019	01/03/2020
SALE DATE	--	07/29/2020	11/08/2019	01/08/2020
DAYS ON MARKET	--	29	43	27
LOCATION	N; Res	N; Res	N; Res	A; PubTrn \$5,000
LOT SIZE	0.11 Acre(s)	0.11 Acre(s)	0.13 Acre(s)	0.14 Acre(s) -\$1,200
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q3	Q3	Q3	Q3
ACTUAL AGE	65	65	65	69
CONDITION	C4	C4	C4	C4
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	5/3/2	5/3/2	5/3/2	5/3/1 \$5,000
GROSS LIVING AREA	1,161 Sq. Ft.	1,092 Sq. Ft.	1,158 Sq. Ft.	1,031 Sq. Ft. \$6,500
BASEMENT	None	None	None	None
HEATING	Forced Air	Forced Air	Forced Air	Floor/Wall
COOLING	None	None	None	None
GARAGE	2 GA	2 GA	2 GA	1 GA \$5,000
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		0.00% \$0	0.00% \$0	3.27% \$20,300
GROSS ADJUSTMENTS		0.00% \$0	0.00% \$0	3.66% \$22,700
ADJUSTED PRICE		\$650,000	\$630,000	\$640,300

Value Conclusion + Reconciliation



\$640,000
AS-IS VALUE

20-30 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

This appraiser searched the local MLS over the last 6 months for home sales located in the defined neighborhood boundaries. Separate searches were made in the overall Hayward area for homes between 800 and 1300 sq.ft. in GLA. Many sales were examined and for many different reasons some of those sales were not used in this report. This appraiser did select 4 sold properties for comparison in this report. The sales are located in similar and competing areas. Sales dates & distances are typical for the area market. These are the best sales available.

EXPLANATION OF ADJUSTMENTS

Adjustments were applied based on a paired sales analysis and market reaction to location, lot size, bathroom count, GLA, and car storage.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

All similar comparable sales were used to indicate the value of the subject. Sales support a value of \$640,000. Most weight was given to comps 2 and 3 which were found to be the most similar to the subject in location, size, room, count, style, condition, and age and warranted the least amount of adjustments.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Subject is located in a conforming neighborhood with no external obsolescences. Subject's exterior appears to be in C4 condition.

Neighborhood and Market

From Page 6

Subject is located in an established neighborhood and is in close proximity to highways, restaurants, and parks. Subject's neighborhood has a shortage of supply however demand remains high.

Analysis of Prior Sales & Listings

From Page 5

Subject was previously listed for sale for \$625,000 however the listing was withdrawn on 3/21/2010. No prior sales or transfers within the last 3 years.

Highest and Best Use Additional Comments

Subject's neighborhood consists of mostly residential buildings therefore its current use is the highest and best use

Subject Details

Provided by
Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

No ● Withdrawn Mar 21, 2020 \$625,000 MLS 40855261

LISTING STATUS

Listed in Past Year ● Pending Mar 21, 2019 \$625,000 MLS 40855261

DATA SOURCE(S)

MLS ● Active Mar 13, 2019 \$625,000 MLS 40855261

EFFECTIVE DATE

08/13/2020 ● Withdrawn Mar 12, 2019 \$650,000 MLS 40855261

● Active Mar 7, 2019 \$650,000 MLS 40855261

● Withdrawn Mar 5, 2019 \$650,000 MLS 40855261

● Active Mar 2, 2019 \$650,000 MLS 40855261

SALES AND LISTING HISTORY ANALYSIS

Subject was previously listed for sale for \$625,000 however the listing was withdrawn on 3/21/2010. No prior sales or transfers within the last 3 years.

Order Information

BORROWER	LOAN NUMBER
Catamount Properties 2018 LLC	41495
PROPERTY ID	ORDER ID
28630547	6795570
ORDER TRACKING ID	TRACKING ID 1
20200810_ClearVals	20200810_ClearVals

Legal

OWNER	ZONING DESC.
GREGG REMSING	Residential
ZONING CLASS	ZONING COMPLIANCE
RS	Legal
LEGAL DESC.	
TRACT 1509 BLK G LOT 13	

Highest and Best Use

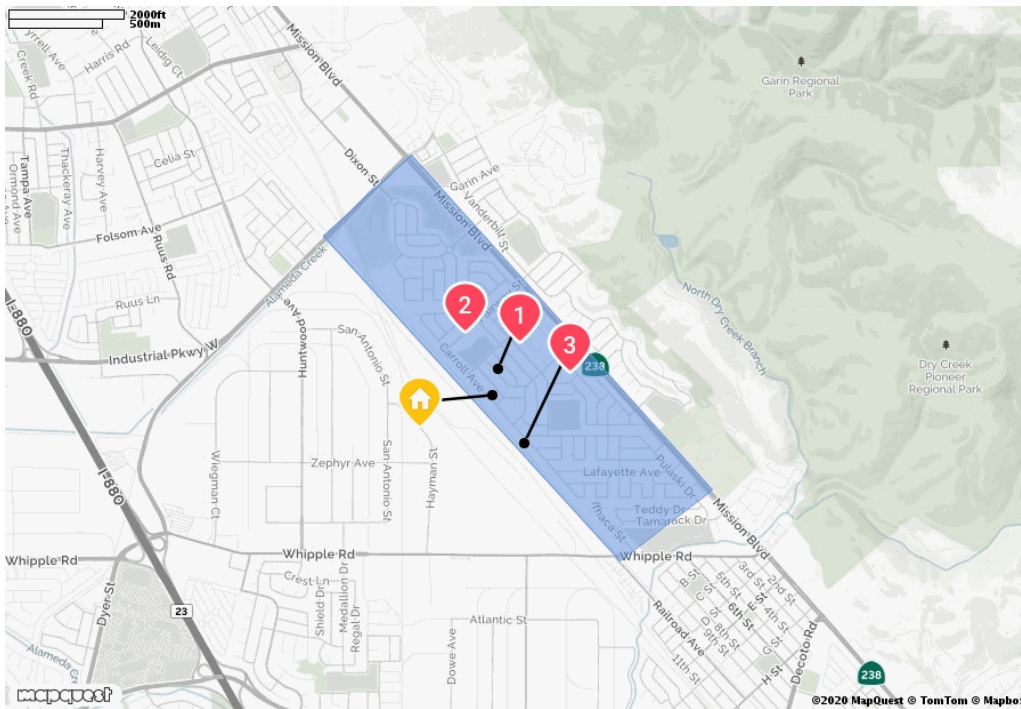
IS HIGHEST AND BEST USE THE PRESENT USE	
Yes	
PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
✓	✓
LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE?
✓	✓

Economic

R.E. TAXES	HOA FEES	PROJECT TYPE
\$7,939	N/A	N/A
FEMA FLOOD ZONE		
06001C0431G		
FEMA SPECIAL FLOOD ZONE AREA		
No		

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

23

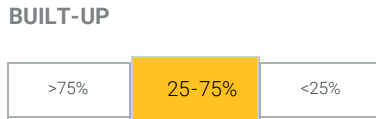
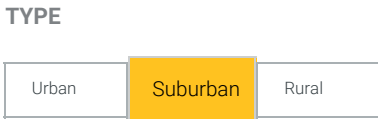
Months Supply

3.0

Avg Days Until Sale

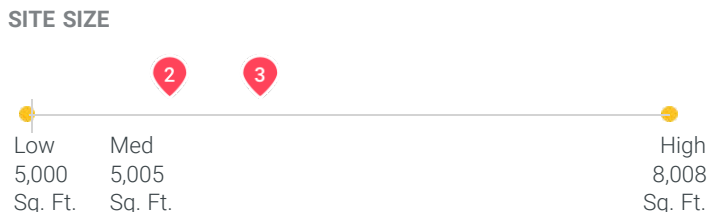
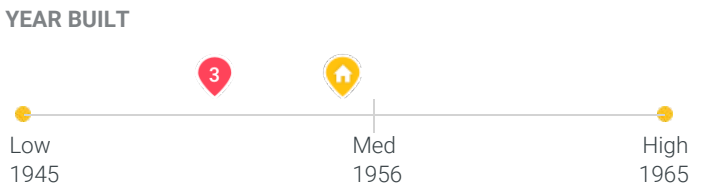
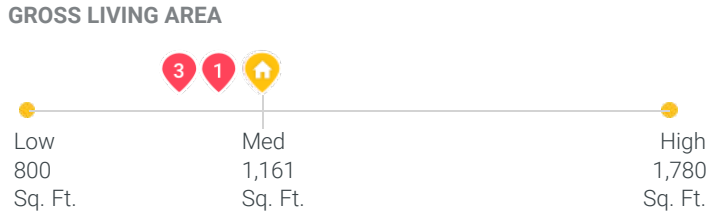
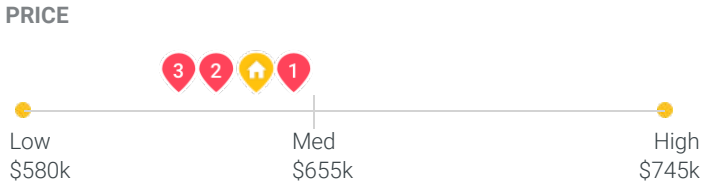
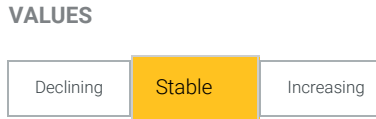
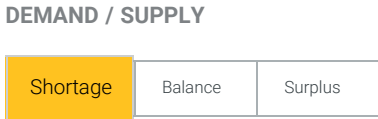
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Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

Subject is located in an established neighborhood and is in close proximity to highways, restaurants, and parks. Subject's neighborhood has a shortage of supply however demand remains high.



Subject Photos



Front



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Side



Street



Street

Comparable Photos

Provided by
Appraiser

1 31142 Oakhill Way
Hayward, CA 94544



Front

2 74 Saint Andrews St
Hayward, CA 94544



Front

3 31527 Carroll Ave
Hayward, CA 94544



Front

Scope of Work

 Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Tannicesha Jesse, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

N/A

Assumptions, Conditions, Certifications, & Signature

 Provided by
Appraiser

EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:


1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

Assumptions, Conditions, Certifications, & Signature (Cont.)



I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Tannicesha Jesse and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

SIGNATURE	NAME	EFFECTIVE DATE	DATE OF REPORT
	Leandra Figueroa	08/12/2020	08/12/2020
LICENSE #	STATE	EXPIRATION	COMPANY
043334	CA	05/04/2021	Clario Appraisal Network

Comments - Continued

 Provided by Appraiser

SCOPE OF WORK COMMENTS

N/A

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

N/A

LIMITING CONDITIONS COMMENTS

N/A

APPRAISER'S CERTIFICATION COMMENTS

N/A

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Unknown	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0





Condition & Marketability

CONDITION	✓ Good	Property seems to be in average condition
SIGNIFICANT REPAIRS NEEDED	✓ No	There were no significant visible damages noticed.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	There are no known zoning violations.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	Subject conforms well and is located in a neighborhood of average 1950s ranch style homes with a average GLA size of 1,161.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	Homes in the neighborhood seem to be in average condition
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	There was a school within 0.5 miles that was boarded up but there were no vacant homes noticed.
SUBJECT NEAR POWERLINES	⚠ Yes	Subject is near power lines which is average for this area.
SUBJECT NEAR RAILROAD	⚠ Yes	subject is within 0.5 miles of transit tracks and may negatively impact marketability.
SUBJECT NEAR COMMERCIAL PROPERTY	⚠ Yes	Property is near a closed school.

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT		No	There is a executive airport within 7 miles but nearest commercial airport is in oakland and San francisco.
ROAD QUALITY		Good	Road condition is smooth with no severe pot holes noticed.
NEGATIVE EXTERNALITIES		Yes	Bart and train tracks.
POSITIVE EXTERNALITIES		Yes	Property is within 1 mile of major thruway Mission blvd and Fairway shopping center.

Repairs Needed

Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Tannicesha Jesse/	01839581	Tannicesha Jesse	Elite REO Services	08/12/2020