

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	2370 Gaynor Avenue - Holdback, Richmond, CA 94804	Order ID	6795410	Property ID	28630292
Inspection Date	08/10/2020	Date of Report	08/13/2020		
Loan Number	41502	APN	528-240-007-5		
Borrower Name	Catamount Properties 2018 LLC	County	Contra Costa		

Tracking IDs

Order Tracking ID	20200810_BPOs	Tracking ID 1	20200810_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$4,516	No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area of similar properties, subject conforms. Subject offers driveway parking for one along with street parking.	
Assessed Value	\$182,138		
Zoning Classification	R10		
Property Type	SFR		
Occupancy	Occupied		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is a conforming Single Family Residential Bungalow style property located within the Soitos Addition Subdivision a neighborhood with a predominately single family properties. Subject conforms to the immediate area and is located within moderate proximity to hwy 80 freeway access, 23rd St, McBryde Ave, Grant Elementary School, Wendell Playground, San Pablo Ave, Rumrill Blvd, Ford Elementary School, Salesian College Prep, with nearby shopping amenities and Restaurants.	
Sales Prices in this Neighborhood	Low: \$440,000 High: \$475,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2370 Gaynor Avenue - Holdback	2603 McBryde Ave	2317 McBryde Ave	2546 Downer Ave
City, State	Richmond, CA	Richmond, CA	Richmond, CA	Richmond, CA
Zip Code	94804	94804	94804	94804
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.23 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$440,000	\$499,000	\$519,900
List Price \$	--	\$440,000	\$499,000	\$519,900
Original List Date		02/28/2020	06/27/2020	07/23/2020
DOM · Cumulative DOM	-- · --	17 · 167	44 · 47	18 · 21
Age (# of years)	96	73	38	72
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	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	1,006	1,119	844	840
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	2 · 1
Total Room #	5	6	6	4
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.11 acres	0.06 acres	0.07 acres
Other	Fireplace	Fireplace	Fireplace	Fencing

* Listing 1 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, in fireplace with 3 beds, 1 bath. A1 is superior in GLA, in garage space, in lot size, in year built. A1 is a probate sale, and needs some TLC.
- Listing 2** A2 is similar in room count, in fireplace with 3 beds, 1 bath. A2 is inferior in GLA, in lot size. A2 is superior in year built, in garage space. A2 comes with an upgraded kitchen with new SS appliances, quartz counters, cabinets and hardware. A2 is near public transportation, and freeway access.
- Listing 3** A3 is similar in room count with 2 beds, 1 bath. A3 is inferior in GLA, in fireplace. A3 is superior in garage space, in lot size. A3 offers an updated kitchen, white shaker cabinets, granite counters, recessed lighting, an newer SS appliances, hardwood floors, updated bath with marble surround stall shower with glass enclosure, newer paint, drainage system, sump pump, and side yard access.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2370 Gaynor Avenue - Holdback	2836 Esmond Ave	2522 McBryde Ave	2210 Visalia Ave
City, State	Richmond, CA	Richmond, CA	Richmond, CA	Richmond, CA
Zip Code	94804	94804	94804	94801
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.22 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$399,000	\$469,000
List Price \$	--	\$399,000	\$399,000	\$469,000
Sale Price \$	--	\$440,000	\$445,000	\$475,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	03/26/2020	12/30/2019	02/19/2020
DOM · Cumulative DOM	-- · --	9 · 16	56 · 56	41 · 41
Age (# of years)	96	72	78	79
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,006	1,160	1,197	1,053
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	2 · 1
Total Room #	5	6	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.10 acres	0.11 acres	0.11 acres
Other	Fireplace	Fireplace	Fireplace	Fencing
Net Adjustment	--	-\$22,355	+\$24,691	-\$15,231
Adjusted Price	--	\$417,645	\$469,691	\$459,769

* Sold 2 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, in fireplace with 3 beds, 1 bath. S1 is superior in beds, in year built, in GLA, in lot size, in garage space. S1 is a trust sale being sold in as-is condition. Adjustments made for garage space - (\$5,000), GLA - (\$10,780), lot size - (\$1,445), beds - (\$3,500) and year built - (\$2,400).
- Sold 2** S2 is similar in room count, in fireplace with 3 beds, 1 bath. S2 is superior in beds, in GLA, in lot size, year built, in garage space. S2 is a trust sale, being sold in as-is condition. Adjustments made for garage space - (\$5,000), GLA - (\$12,415), lot size - (\$1,976), beds - (\$3,500) and year built - (\$1,800).
- Sold 3** S3 is similar in room count, in fireplace with 3 beds, 1 bath. S3 is superior in beds, in GLA, in garage space, in lot size, in year built. S3 offers a large yard with mature fruit bearing trees, an rear deck and in-law setup. S3 is close to amenities, easy freeway shopping, and walking distance of Del Norte BART, and close to the Richmond Ferry.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject has not been listed for sale or transferred ownership within the last 5 years.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
03/05/2020	\$499,900	--	--	Withdrawn	06/24/2020	\$499,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$466,000	\$466,000
Sales Price	\$469,000	\$469,000
30 Day Price	\$469,000	--
Comments Regarding Pricing Strategy		
<p>Subject value based on the most similar Single Family Residential Bungalow style properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 15% square foot variance, 6 months and .25 miles. Search criteria extended .50 miles and 12 months 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 \$454,500 and median sold price \$445,000 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 The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.32 miles and the sold comps
Notes closed within the last 8 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Front



Address Verification



Side



Side



Side

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Side



Side



Street



Street



Street



Street

Subject Photos



Street

Listing Photos

L1 2603 McBryde Ave
Richmond, CA 94804



Front

L2 2317 McBryde Ave
Richmond, CA 94804



Front

L3 2546 Downer Ave
Richmond, CA 94804



Front

Sales Photos

S1 2836 Esmond Ave
Richmond, CA 94804



Front

S2 2522 McBryde Ave
Richmond, CA 94804



Front

S3 2210 Visalia Ave
Richmond, CA 94801



Front

ClearMaps Addendum

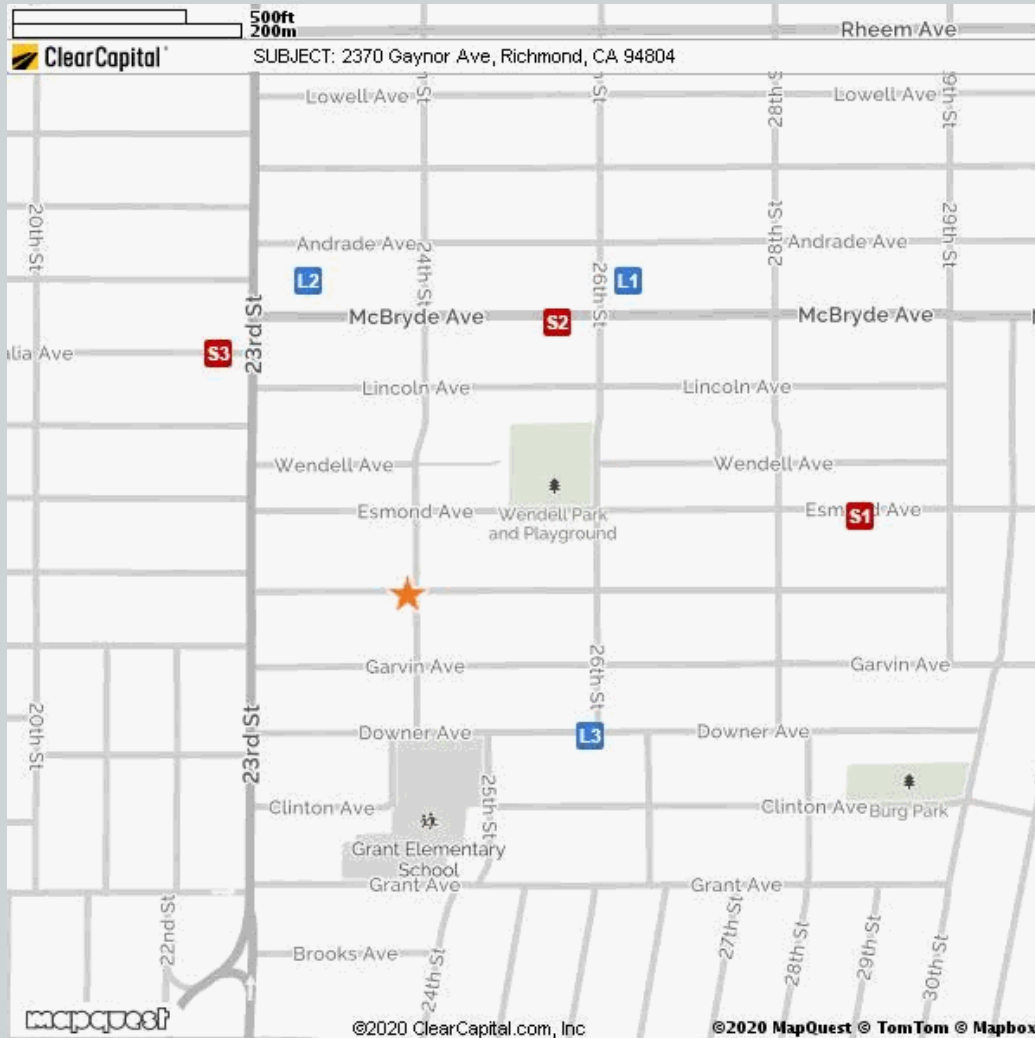
Address ★ 2370 Gaynor Avenue - Holdback, Richmond, CA 94804

Loan Number 41502

Suggested List \$466,000

Suggested Repaired \$466,000

Sale \$469,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2370 Gaynor Ave, Richmond, CA	--	Parcel Match
L1	2603 McBryde Ave, Richmond, CA	0.27 Miles ¹	Parcel Match
L2	2317 McBryde Ave, Richmond, CA	0.23 Miles ¹	Parcel Match
L3	2546 Downer Ave, Richmond, CA	0.16 Miles ¹	Parcel Match
S1	2836 Esmond Ave, Richmond, CA	0.32 Miles ¹	Parcel Match
S2	2522 McBryde Ave, Richmond, CA	0.22 Miles ¹	Parcel Match
S3	2210 Visalia Ave, Richmond, CA	0.21 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	Debbye 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	13.09 miles	Date Signed	08/13/2020

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.