

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	2662 Meadow Crest Court, Richmond, CA 94806	Order ID	7103671	Property ID	29547906
Inspection Date	02/14/2021	Date of Report	02/17/2021		
Loan Number	41529	APN	405-360-071-6		
Borrower Name	Catamount Properties 2018 LLC	County	Contra Costa		

Tracking IDs

Order Tracking ID	BPO_Update	Tracking ID 1	BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$8,063	The property looks to have been well maintained by the previous residents. All homes in the immediate area also are well maintained. All properties in the area are located near schools, shopping, and transportation, etc..	
Assessed Value	\$443,700		
Zoning Classification	R1		
Property Type	PUD		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	MEADOWCREST HOA 925-743-3080		
Association Fees	\$635 / Month		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	This is a nice neighborhood, where all the properties in the immediate area are well maintained and are in good condition. All properties are located near schools, shopping and transportation, etc...The housing market has been stable for the past 6 month and homes are moving at a nice clip.	
Sales Prices in this Neighborhood	Low: \$410,000 High: \$560,000		
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	2662 Meadow Crest Court	114 Portola #2	2658 Meadow Crest Ct	2609 Meadow Crest Ct
City, State	Richmond, CA	San Pablo, CA	Richmond, CA	Emeryville, CA
Zip Code	94806	94806	94806	94608
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.23 ¹	0.01 ¹	0.05 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	\$	\$569,000	\$625,000	\$625,000
List Price \$	--	\$569,000	\$625,000	\$625,000
Original List Date		02/03/2021	01/21/2021	01/22/2021
DOM · Cumulative DOM	-- · --	11 · 14	18 · 27	23 · 26
Age (# of years)	37	13	37	37
Condition	Good	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	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP
# Units	1	1	1	1
Living Sq. Feet	2,093	1,900	2,516	2,093
Bdrm · Bths · ½ Bths	2 · 2 · 1	3 · 3 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	.07 acres	.6 acres	.07 acres	.07 acres
Other	NONE	NONE	NONE	NONE

* 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.

Current Listings - Cont.

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

- Listing 1** If you dream of owning a three-story condo in the Bay Area, look no further than San Pablo. Built in 2008, this beautiful 3-bed, 3.5-bath is fully carpeted and offers a ground floor bedroom with ensuite bath and big bright windows to let in plenty of that East Bay sunlight. The kitchen includes stainless steel appliances and plenty of cabinet space. Relax on your back porch surrounded by lush greenery providing lots of natural shade. Abella Paseo is a gated community in the well-established and sought-after neighborhood of San Pablo,
- Listing 2** Over 2500 sq ft townhome in popular Meadow Crest part of Hilltop Village! Ideal end of court location with no rear neighbors close to shopping, restaurants and easy access to Hwy 80. Living room features high ceilings, hardwood floors, fireplace, & slider out to patio for entertaining. Formal dining room also has high ceilings & includes a skylight.
- Listing 3** Beautiful townhome in neighborhood with all facilities such as club house, swimming pool and tennis ct, that are maintain by HOA. Open floor plan with spacious living room, cozy fireplace and dining area with access to balcony. Large room on top level can use as a office. Patio area with hot tub. Two master suites with patio access. Fast access to schools, shopping, dining, freeways and public transportation.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2662 Meadow Crest Court	2405 Branchwood Ct	230 Summer Ln	2925 20th St
City, State	Richmond, CA	Richmond, CA	San Pablo, CA	San Pablo, CA
Zip Code	94806	94806	94806	94806
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.15 ¹	0.73 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	--	\$499,000	\$548,000	\$529,000
List Price \$	--	\$499,000	\$548,000	\$529,000
Sale Price \$	--	\$474,000	\$560,000	\$570,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/14/2020	08/31/2020	07/28/2020
DOM · Cumulative DOM	-- · --	3 · 42	10 · 38	10 · 28
Age (# of years)	37	35	14	42
Condition	Good	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	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP	2 Stories CONTEMP
# Units	1	1	1	1
Living Sq. Feet	2,093	1,462	1,628	1,489
Bdrm · Bths · ½ Bths	2 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	.07 acres	.02 acres	.03 acres	.03 acres
Other	NONE	NONE	NONE	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$474,000	\$560,000	\$570,000

* 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** charming 3 bedroom 3 bth unit. Hardwood floors in dining room, living room with fireplace. Large bedrooms. Updated baths. Delightful patios front and back, large two car garage. Access to Pool, club house, & tennis court. Walking distance to Hilltop Mall. 15 minute drive to Richmond BART & Amtrak Stations. Easy access to San Pablo Avenue and Interstate I-80. \$ 47,325 sq ft -\$ 47,400 condition adjustment 10%
- Sold 2** Welcome to this beautiful contemporary townhouse at desired hilltop community. First time on the market since built in 2007. Always owner occupied and well maintained. The house features large kitchen with all maple cabinets, stone tile floor, granite counter top with full back splash. Open concept dining area and living room. Living room features recess light, crown molding and pre-wired entertainment system. Spacious master suite features walk in closet, ceiling fan and double vanity sinks. New paint. New carpet and laminated floor, New stainless steel range and newer water heater. Nice little front yard creates your own plantation. Extremely large storage at garage will give you big surprise. Convenient location next to hilltop mall. Easy access to highway 80 or 580. Only about 30 mins driving to SF. Bring your pickiest buyers. They will not disappointed. 3D virtual tour link <https://my.matterport.com/show/?m=pzp5kFbgZH2&mIs=1> \$34,875 S -\$ 56,000 condition adjustment 10%
- Sold 3** ! Own the most beautiful home in the city. Arrive home to quality craftsmanship and designer touches you will cherish for years to come. Enjoy cooking in your well appointed Chef's kitchen and retire to your large master bedroom with spacious en suite bath. \$ 45,300 SQ FT -\$ 57,000 CONDITION ADJUSTMENT 10%

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				2662 Meadow Crest Ct, Richmond, CA 94806 is a single family home that contains 2,093 sq ft and was built in 1984. It contains 2 bedrooms and 2.5 bathrooms. This home last sold for \$465,000 in August 2020.			
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
--	--	--	--	Sold	08/12/2020	\$465,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$475,100	\$475,100
Sales Price	\$475,000	\$475,000
30 Day Price	\$446,500	--
Comments Regarding Pricing Strategy		
<p>The values that were used to determined the subject properties overall value were based on the homes in the immediate area of the subject that sold within .98miles of the subject property. By using this criteria of the most recent sales, it shows the very current market values of today and not of previous times. *** There are very limited PUD comps available , it was necessary to relax the GLA to find suitable comps.***</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



Side



Side



Street



Street

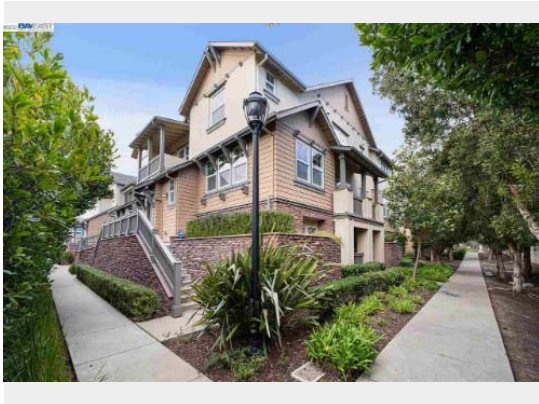
Subject Photos



Street

Listing Photos

L1 114 PORTOLA #2
San Pablo, CA 94806



Front

L2 2658 MEADOW CREST CT
Richmond, CA 94806



Front

L3 2609 MEADOW CREST CT
Emeryville, CA 94608



Front

Sales Photos

S1 2405 BRANCHWOOD CT
Richmond, CA 94806



Front

S2 230 SUMMER LN
San Pablo, CA 94806



Front

S3 2925 20TH ST
San Pablo, CA 94806



Front

ClearMaps Addendum

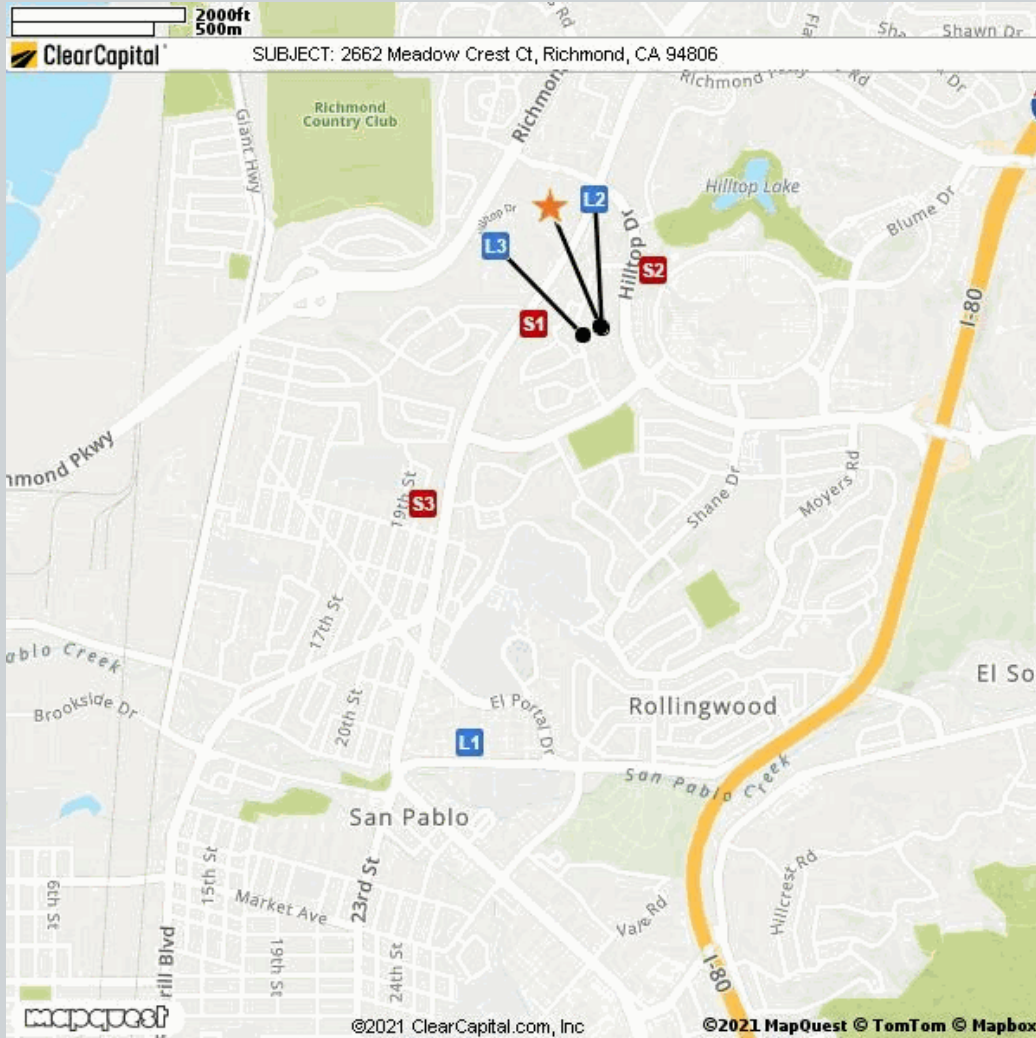
Address ★ 2662 Meadow Crest Court, Richmond, CA 94806

Loan Number 41529

Suggested List \$475,100

Suggested Repaired \$475,100

Sale \$475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2662 Meadow Crest Court, Richmond, CA 94806	--	Parcel Match
L1 Listing 1	114 Portola #2, San Pablo, CA 94806	1.23 Miles ¹	Parcel Match
L2 Listing 2	2658 Meadow Crest Ct, San Pablo, CA 94806	0.01 Miles ¹	Parcel Match
L3 Listing 3	2609 Meadow Crest Ct, Emeryville, CA 94608	0.05 Miles ¹	Parcel Match
S1 Sold 1	2405 Branchwood Ct, San Pablo, CA 94806	0.22 Miles ¹	Parcel Match
S2 Sold 2	230 Summer Ln, San Pablo, CA 94806	0.15 Miles ¹	Parcel Match
S3 Sold 3	2925 20th St, San Pablo, CA 94806	0.73 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	Beate Bell	Company/Brokerage	Tier4
License No	02004917	Address	604 34th ST RICHMOND CA 94805
License Expiration	04/27/2024	License State	CA
Phone	4088026624	Email	Tier4real@gmail.com
Broker Distance to Subject	2.89 miles	Date Signed	02/16/2021

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.