

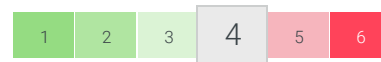
Subject Details

PROPERTY TYPE	GLA
SFR	1,188 Sq. Ft.
BEDS	BATHS
3	2.0
STYLE	YEAR BUILT
Bungalow	1914
LOT SIZE	OWNERSHIP
0.09 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
None	0 Car(s)
HEATING	COOLING
Floor/Wall	None
COUNTY	APN
Alameda	054 179102501

Analysis Of Subject

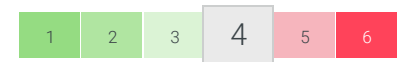
Provided by Appraiser

CONDITION RATING



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

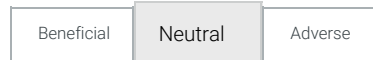
QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

VIEW

🏠 Residential



LOCATION

🏠 Residential

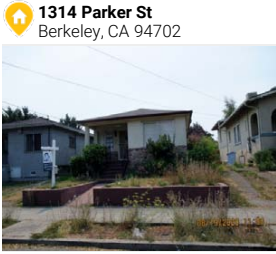





SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The subject appears to be a 1 level detached SFR with a Q4 quality rating and C4 condition rating based upon available online data and third party inspection report. No negative external influences noted by aerial imagery.





Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 <p>1314 Parker St Berkeley, CA 94702</p>	 <p>2609 Mathews St Berkeley, CA 94702</p>	 <p>1421 Parker St Berkeley, CA 94702</p>	 <p>1424 Ward St Berkeley, CA 94702</p>
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.13 miles	0.15 miles	0.24 miles
DATA/ VERIFICATION SOURCE	MLS	MLS; Tax Records	Public Records; Tax Records	MLS; Tax Records
LIST PRICE	--	--	--	--
LIST DATE	--	01/22/2020	08/20/2019	07/10/2019
SALE PRICE/PPSF	--	\$1,055,000 \$913/Sq. Ft.	\$1,000,000 \$1,043/Sq. Ft.	\$875,000 \$825/Sq. Ft.
CONTRACT/ PENDING DATE	--	02/06/2020	Unknown	08/16/2019
SALE DATE	--	02/24/2020	08/20/2019	09/17/2019
DAYS ON MARKET	--	33	0	69
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.09 Acre(s)	0.08 Acre(s)	0.12 Acre(s)	0.05 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Bungalow	Bungalow	Bungalow	Bungalow
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	106	96	95	93
CONDITION	C4	C2 -\$150,000	C4	C3 -\$75,000
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	7/3/2	6/3/1	5/2/1 \$20,000	6/3/2
GROSS LIVING AREA	1,188 Sq. Ft.	1,156 Sq. Ft.	959 Sq. Ft. \$22,900	1,061 Sq. Ft. \$12,700
BASEMENT	None	None	None	None
HEATING	Floor/Wall	Central	Unknown	Gas
COOLING	None	Unknown	Unknown	Unknown
GARAGE	0 None	0 None	0 None	1 GA -\$10,000
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		-14.22% -\$150,000	4.29% \$42,900	-8.26% -\$72,300
GROSS ADJUSTMENTS		14.22% \$150,000	4.29% \$42,900	11.17% \$97,700
ADJUSTED PRICE		\$905,000	\$1,042,900	\$802,700

Sales Comparison (Continued)

Provided by
Appraiser

	 1314 Parker St Berkeley, CA 94702 	 2725 Mathews St Berkeley, CA 94702 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.20 miles			
DATA/ VERIFICATION SOURCE	MLS	MLS; Tax Records			
LIST PRICE	--	--			
LIST DATE	--	10/23/2019			
SALE PRICE/PPSF	--	\$976,500	\$926/Sq. Ft.		
CONTRACT/ PENDING DATE	--	Unknown			
SALE DATE	--	12/04/2019			
DAYS ON MARKET	--	42			
LOCATION	N; Res	N; Res			
LOT SIZE	0.09 Acre(s)	0.09 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Bungalow	Bungalow			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	106	114			
CONDITION	C4	C3	-\$75,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	7/3/2	6/3/2			
GROSS LIVING AREA	1,188 Sq. Ft.	1,055 Sq. Ft.	\$13,300		
BASEMENT	None	None			
HEATING	Floor/Wall	Forced Air			
COOLING	None	None			
GARAGE	0 None	0 None			
OTHER	--	--	--	--	--
OTHER	--	--	--	--	--
NET ADJUSTMENTS			-6.32% - \$61,700		
GROSS ADJUSTMENTS			9.04% \$88,300		
ADJUSTED PRICE			\$914,800		

Value Conclusion + Reconciliation

 Provided by Appraiser

\$905,000
AS-IS VALUE

1-90 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

A one mile radius search of detached homes was used.

EXPLANATION OF ADJUSTMENTS

Comparables selected were from the subject's immediate market area and deemed to have similar quality/appeal. Comps were adjusted for differences in GLA and room count. Adjustments were made for condition based on available online data. Comp 1 had newly remodeled condition and given a C2 condition rating.

ADDITIONAL COMMENTS (OPTIONAL)

n/a

Reconciliation Summary

There is a wide range of values for this immediate area due to differences in quality/appeal, GLA and condition / upgrades. Most weight given to comp 1 as it was deemed best indicator of value to the subject with supporting weight to comp 3 as it required fewest overall adjustments.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The subject appears to be a 1 level detached SFR with a Q4 quality rating and C4 condition rating based upon available online data and third party inspection report. No negative external influences noted by aerial imagery.

Neighborhood and Market

From Page 7

As of the effective date of report, the data available indicated values were stable, demand and supply were in balance and marketing times were under 3 months; the most recent HDI information provided to reviewer confirms these mostly stable value trends. REO activity is low and area is not REO driven.

Analysis of Prior Sales & Listings

From Page 6

The subject is reported as pending as of 5/18/2020 for \$898,000. No other transfers noted in the past 3 years.

Highest and Best Use Additional Comments

The subject use as a detached SFR was deemed highest and best use.

Subject Details



Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?

No

Event

● Pending

Date

May 18, 2020

Price

\$898,000

Data Source

MLS 40904163

LISTING STATUS

Listed in Past Year

● Active

May 8, 2020

\$898,000

MLS 40904163

● Expired

Apr 30, 2020

\$895,000

MLS 302436267

DATA SOURCE(S)

MLS

● Active

Feb 13, 2020

\$895,000

MLS 302436267

EFFECTIVE DATE

08/20/2020

SALES AND LISTING HISTORY ANALYSIS

The subject is reported as pending as of 5/18/2020 for \$898,000. No other transfers noted in the past 3 years.

Order Information

BORROWER

Catamount Properties 2018, LLC

LOAN NUMBER

41560

PROPERTY ID

28670429

ORDER ID

6805918

ORDER TRACKING ID

20200818_ClearVal

TRACKING ID 1

41560

Legal

OWNER

LAMOYNE,DOUGLAS H

ZONING DESC.

Residential

ZONING CLASS

R-1

ZONING COMPLIANCE

Legal

LEGAL DESC.

not provided

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

\$2,550

HOA FEES

N/A

PROJECT TYPE

N/A

FEMA FLOOD ZONE

06001C0056H

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

12

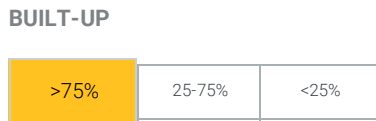
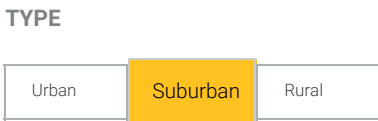
Months Supply

3.0

Avg Days Until Sale

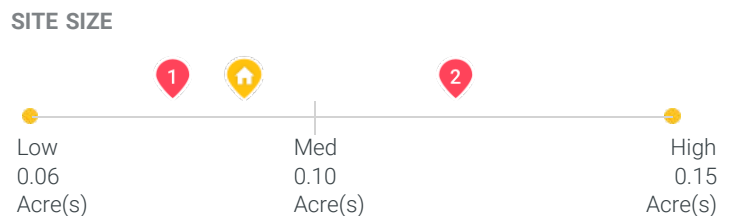
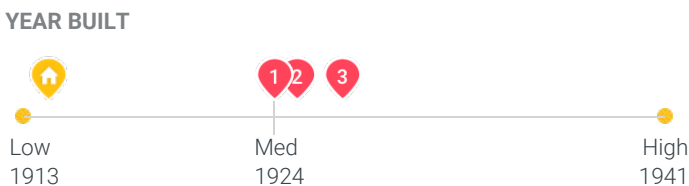
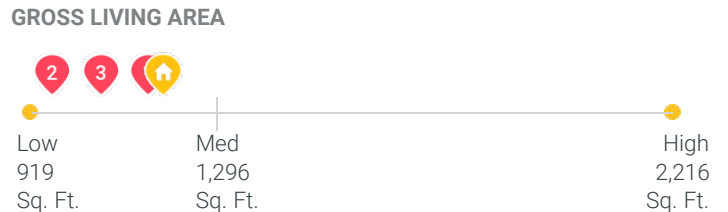
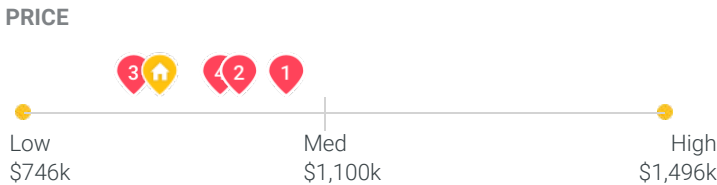
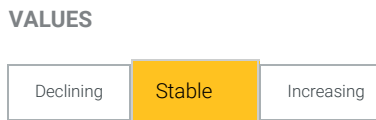
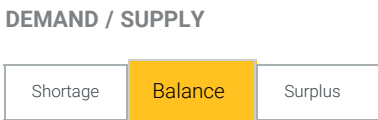
45

Subject Neighborhood as defined by the Appraiser



NEIGHBORHOOD & MARKET COMMENTS

As of the effective date of report, the data available indicated values were stable, demand and supply were in balance and marketing times were under 3 months; the most recent HDI information provided to reviewer confirms these mostly stable value trends. REO activity is low and area is not REO driven.



Subject Photos



Front



Front



Front



Address Verification



Side



Side

Subject Photos



Side



Side



Side



Side



Side



Side

Subject Photos



Street



Street



Street



Street



Street



Other

Subject Photos



Other



Other

Comparable Photos

Provided by
Appraiser

1 2609 Mathews St
Berkeley, CA 94702



Front

2 1421 Parker St
Berkeley, CA 94702



Front

3 1424 Ward St
Berkeley, CA 94702



Front

Comparable Photos

Provided by Appraiser

4 2725 Mathews St
Berkeley, CA 94702



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 Debbye Deister, 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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report. ♦

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 Debbye Deister 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

Kevin Felgenhauer

EFFECTIVE DATE

08/19/2020

DATE OF REPORT

08/19/2020

LICENSE #

AR034060

STATE

CA

EXPIRATION

05/18/2022

COMPANY

At Home Appraisals

Comments - Continued

 Provided by
Appraiser


SCOPE OF WORK COMMENTS

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report. 

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

3. Based on reviewing the exterior photos and aerial imagery (when available), the extraordinary assumption has been made that there are no adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc) for the subject property other than those noted in review and the boundary lines of the property are as stated in public records. The appraiser has not reviewed a current survey of the land or the title.

LIMITING CONDITIONS COMMENTS

2. I relied on the additional data sources for subject property characteristics and the physical inspection information and photos performed by a local real estate professional (as stated in section 9 of the reviewer certification) and did not make a personal inspection of the property that is the subject of this report. I relied on the provided exterior photos and aerial imagery (when available) to report the condition of the improvements in factual, specific terms, and I used the provided exterior photos to identify and report the physical deficiencies that could affect the liveability, soundness, or structural integrity of the property. 

Property Condition Inspection

Provided by
Onsite Inspector



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





Condition & Marketability

CONDITION	✓ Good	No adverse conditions were noted at the time of inspection based on exterior observations. Subject appears dated with no recent updates or yard maintenance.
SIGNIFICANT REPAIRS NEEDED	✓ No	No repairs noted based from drive-by observations. Adjustments might be necessary in the property if there are aspects of functional obsolescence.
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	No zoning violations or potential zoning issues noted at time of drive-by inspection.
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	⚠ No	Noted a mix of single family properties with some multi-unit properties.
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	Noted some properties below average condition on subjects street.
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	⚠ Yes	Noted one property that appeared vacant and boarded.
SUBJECT NEAR POWERLINES	✓ No	No
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT		No	-
ROAD QUALITY		Good	-
NEGATIVE EXTERNALITIES		Yes	Curb appeal has not been addressed for marketing.
POSITIVE EXTERNALITIES		Yes	Located within the City of Berkeley and within 7 minutes of the UC Berkeley Campus.

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
/Debbye Deister/	01426142	Debbye Deister	Stonehurst Real Estate Services	08/19/2020