

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	75 Murray Ave, Larkspur, CA 94939	Order ID	8546317	Property ID	33719744
Inspection Date	12/09/2022	Date of Report	12/11/2022		
Loan Number	48749	APN	020-073-12		
Borrower Name	Champery Rental REO LLC	County	Marin		

Tracking IDs

Order Tracking ID	12.08.22 BPO p2	Tracking ID 1	12.08.22 BPO p2
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champery Rental Reo LLC	Condition Comments	subject is in good condition with no significant repairs noted
R. E. Taxes	\$3,830		
Assessed Value	\$1,900,000		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (door locks)		
Ownership Type	Fee Simple		
Property Condition	Good		
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	area is a mix of street level retail uses with low rise multi unit residential buildings both condos and rentals with predominantly detached SFR. average or better condition is typical for the market area. subject is in proximity to commercial uses including shopping, places of worship, schools, fire houses and parks which will not have a negative affect on subject's marketability
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$1,649,000 High: \$3,725,000		
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	75 Murray Ave	90 Upper Briar Road	325 Wilson Way	639 Riviera Circle
City, State	Larkspur, CA	Kentfield, CA	Larkspur, CA	Larkspur, CA
Zip Code	94939	94904	94939	94939
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.83 ¹	1.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,986,000	\$1,895,000	\$2,395,000
List Price \$	--	\$1,986,000	\$1,895,000	\$2,395,000
Original List Date		08/03/2022	09/30/2022	11/01/2022
DOM · Cumulative DOM	-- · --	130 · 130	59 · 72	37 · 40
Age (# of years)	66	74	56	46
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Water	Beneficial ; Water
Style/Design	1 Story contemporary	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	2,001	2,196	2,156	1,725
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 2 · 1	3 · 2
Total Room #	7	8	7	6
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	0.28 acres	0.16 acres	0.28 acres	0.18 acres
Other	n, a	n, a	n, a	n, a

* 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.

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

Listing 1 superior size, comparable location, inferior condition

Listing 2 superior size, comparable location, inferior condition

Listing 3 inferior size, comparable location, comparable condition

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	75 Murray Ave	77 Corte Del Coronado	144 Magnolia Avenue	7 Eden Lane
City, State	Larkspur, CA	Larkspur, CA	Larkspur, CA	Larkspur, CA
Zip Code	94939	94939	94939	94939
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.43 ¹	1.16 ¹	0.79 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$2,195,000	\$1,995,000	\$2,495,000
List Price \$	--	\$2,195,000	\$1,995,000	\$2,495,000
Sale Price \$	--	\$2,270,000	\$2,523,000	\$2,650,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/31/2022	10/04/2022	10/03/2022
DOM · Cumulative DOM	-- · --	33 · 56	6 · 13	15 · 42
Age (# of years)	66	49	94	52
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story contemporary	2 Stories contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	2,001	2,078	1,690	2,310
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	3 · 2 · 1	4 · 3
Total Room #	7	7	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	0.28 acres	0.20 acres	0.26 acres	0.28 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	-\$15,400	+\$112,200	-\$111,800
Adjusted Price	--	\$2,254,600	\$2,635,200	\$2,538,200

* Sold 3 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 superior size -\$15,400, comparable location, comparable condition

Sold 2 inferior size +\$62,200, inferior location +\$50,000, inferior condition +\$50,000, superior views -\$50,000

Sold 3 superior size -\$61,800, comparable location, comparable condition, superior views -\$50,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				other than recent sale as shown below, last sale of subject was in 1957. sale price not noted			
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
02/26/2022	\$1,995,000	--	--	Sold	03/16/2022	\$2,150,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$244,900	\$2,449,000
Sales Price	\$2,395,000	\$2,395,000
30 Day Price	\$2,350,000	--
Comments Regarding Pricing Strategy		
<p>Subject was valued using the best of the relevant comps available. Due to the lack of available relevant comps it was necessary to exceed the guideline search radius and to search back more than 6 months. subject is in close proximity to commercial uses including schools, shopping, fire houses, and places of worship which will have no negative affect on subject's marketability Range in ages of construction and lot sizes reflect the area and do not affect subject's marketability. The surrounding area is diverse with a wide range of architectural styles and size homes. The subject conforms to both the immediate and surrounding area Due to the lack of listed comps, it is expected that subject would sell with multiple offers and overbids regardless of condition. This is typical for the area and reflects strong buyer demand with low supply. It is expected that the listed comps would sell above their listing prices which is typical for this market area . Sold comps were selected using GLA and proximity as primary search criteria. As noted above, the range in ages of construction and lot sizes reflect the market area and will not affect subject's marketability. Age of construction does not reflect the effective age of subject and lot sizes are not primary value determinants in this market.</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



Address Verification



Side



Side



Street



Street

Subject Photos



Other

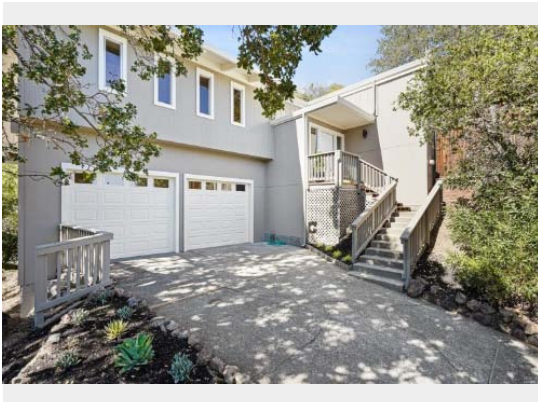
Listing Photos

L1 90 Upper Briar Road
Kentfield, CA 94904



Front

L2 325 Wilson Way
Larkspur, CA 94939



Front

L3 639 Riviera Circle
Larkspur, CA 94939



Front

Sales Photos

S1 77 Corte del Coronado
Larkspur, CA 94939



Front

S2 144 Magnolia Avenue
Larkspur, CA 94939



Front

S3 7 Eden Lane
Larkspur, CA 94939



Front

ClearMaps Addendum

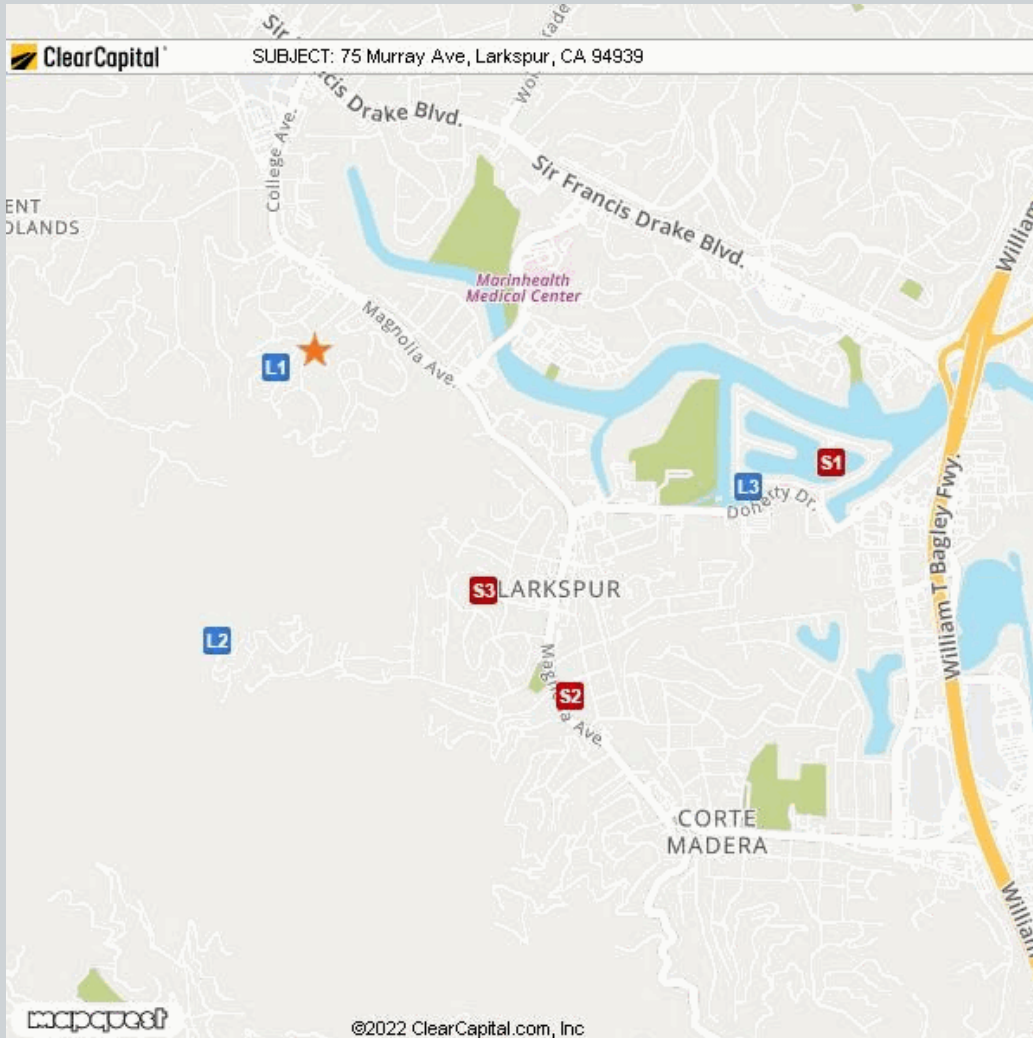
Address ★ 75 Murray Ave, Larkspur, CA 94939

Loan Number 48749

Suggested List \$244,900

Suggested Repaired \$2,449,000

Sale \$2,395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	75 Murray Ave, Larkspur, CA 94939	--	Parcel Match
L1 Listing 1	90 Upper Briar Road, Greenbrae, CA 94904	0.11 Miles ¹	Parcel Match
L2 Listing 2	325 Wilson Way, Larkspur, CA 94939	0.83 Miles ¹	Parcel Match
L3 Listing 3	639 Riviera Circle, Larkspur, CA 94939	1.23 Miles ¹	Parcel Match
S1 Sold 1	77 Corte Del Coronado, Larkspur, CA 94939	1.43 Miles ¹	Parcel Match
S2 Sold 2	144 Magnolia Avenue, Larkspur, CA 94939	1.16 Miles ¹	Parcel Match
S3 Sold 3	7 Eden Lane, Larkspur, CA 94939	0.79 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	Doug Gillies	Company/Brokerage	Douglas & Co. Real Estate Inc.
License No	01170222	Address	1907 Market Street San Francisco CA 94103
License Expiration	11/07/2024	License State	CA
Phone	4155182589	Email	dougillies2010@gmail.com
Broker Distance to Subject	13.74 miles	Date Signed	12/11/2022

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.