

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	4930 Birmingham Drive, San Jose, CA 95136	Order ID	8725050	Property ID	34157935
Inspection Date	05/04/2023	Date of Report	05/04/2023		
Loan Number	49308	APN	46405008		
Borrower Name	Champery Rental REO LLC	County	Santa Clara		

Tracking IDs					
Order Tracking ID	05.03.23 Cit-CS Update	Tracking ID 1	05.03.23 Cit-CS Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CHAMPERY RENTAL REO LLC,	Condition Comments
R. E. Taxes	\$17,018	Two story conventional style home with 2-car garage attached, stucco exterior, composition roof and front yard in average condition. There is not need for any immediate exterior repairs. The most probable buyer is an owner occupant
Assessed Value	\$1,280,000	
Zoning Classification	Residential R1-8	
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	Slow	The subject is in a popular, well established and average residential neighborhood with good access to schools, shopping and highways 87 and 85. Close to the Oakridge Mall with restaurants, movie theaters and assorted shops
Sales Prices in this Neighborhood	Low: \$954000 High: \$1570000	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4930 Birmingham Drive	414 Glenford Park Court	4118 Rosenbaum Ave	372 Avenida Palmas
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95136	95136	95136	95123
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.79 ¹	0.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,538,000	\$1,499,888	\$1,400,000
List Price \$	--	\$1,538,000	\$1,499,888	\$1,400,000
Original List Date		04/18/2023	04/19/2023	04/25/2023
DOM · Cumulative DOM	-- · --	8 · 16	14 · 15	8 · 9
Age (# of years)	53	53	52	55
Condition	Average	Average	Good	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 Traditional	2 Stories Traditional	2 Stories Contemporary	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,124	2,124	2,236	2,130
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	7 · 3	4 · 3
Total Room #	9	9	11	9
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	Pool - Yes Spa - Yes	--	--	--
Lot Size	0.13 acres	0.16 acres	0.14 acres	0.15 acres
Other	--	Solar Panels	Patio	--

* 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.

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

- Listing 1** Regular sale with larger lot size, but the same utility count and living space. Hardwood floors. It is solar powered, brand new tankless water heater, fresh paint throughout
- Listing 2** Regular sale with larger living space, similar lot size and higher utility count. Completely renovated, including kitchen & bathrooms, granite & quartz counter tops, hardwood flooring, dual pane windows, 3 zones energy efficient HVAC, 2 years new roof & gutters, and new water heater
- Listing 3** Regular sale with similar living space, larger lot size and higher utility count. No upgrades or other amenities reported in the MLS listing.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4930 Birmingham Drive	4627 Royal Grove Ct	4856 Birmingham Dr	4437 Thistle Dr
City, State	San Jose, CA	San Jose, CA	San Jose, CA	San Jose, CA
Zip Code	95136	95136	95136	95136
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.07 ¹	0.59 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$1,495,000	\$1,594,999	\$1,399,000
List Price \$	--	\$1,495,000	\$1,524,999	\$1,299,000
Sale Price \$	--	\$1,570,000	\$1,512,000	\$1,375,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/21/2023	04/05/2023	03/17/2023
DOM · Cumulative DOM	-- · --	39 · 39	84 · 84	19 · 49
Age (# of years)	53	48	53	47
Condition	Average	Good	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 Traditional	1 Story Ranch	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,124	2,357	2,124	1,954
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	9	9	9	9
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	Pool - Yes Spa - Yes	--	--	Pool - Yes
Lot Size	0.13 acres	0.14 acres	0.19 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$42,300	+\$3,000	+\$14,000
Adjusted Price	--	\$1,527,700	\$1,515,000	\$1,389,000

* 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** Regular sale with larger living space, similar lot size and less utility count. Remodeled but no details reported in the MLS
SoldCompAdjust= $-\$23300(\text{gla}) + \$0(\text{lot}) + \$6000(\text{Utility}) + \$0(\text{Age}) + \$15000(\text{patio, deck, pool}) + \$0(\text{garage}) - \$40000(\text{condition}) = -\42300
- Sold 2** Regular sale with the same living space and utility count, but larger lot size. New recessed lighting can be found throughout the home. Kitchen with quarry countertop, stainless steel appliances and shaker cabinets. SoldCompAdjust= $\$0(\text{gla}) - \$12000(\text{lot}) + \$0(\text{Utility}) + \$0(\text{Age}) + \$15000(\text{patio, deck, pool}) + \$10(\text{garage}) + \$0(\text{condition}) = \3000
- Sold 3** Regular sale with smaller living space, larger lot size and the same utility count. The kitchen has quartz counters, ample cabinetry and newer appliances. Newer flooring and fresh paint. SoldCompAdjust= $\$17000(\text{gla}) - \$6000(\text{lot}) + \$0(\text{Utility}) + \$0(\text{Age}) + \$3000(\text{patio, deck, pool}) + \$0(\text{garage}) + \$0(\text{condition}) = \14000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is not history of sales or listings in the MLS database in the last 12 months			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$1,490,000	\$1,490,000
Sales Price	\$1,480,000	\$1,480,000
30 Day Price	\$1,470,000	--
Comments Regarding Pricing Strategy		
<p>Due to the limited amount of comps, the search was extended as follows: 1) closings were extended to 120 days COE 2) the age guidelines were extended slightly 3) the lot size guidelines were also extended over the 20% deviation guidelines. 4) I have used some 1-story homes as comps because there are not enough 2-story homes at this time on the market within the other requirements of this report. This is valid since 1-story homes are representative of the neighborhood mix. All comps were adjusted to reflect the differences in features, amenities and condition. The local market has remained stable since Jan 2022, but we see some decrease on prices as of lately due to the volatility induced by Covid19 and increasing interest rates. It is driven by regular transactions. The sold comps provided a bracketed price range that once it was validated by the adjusted listings, led into the final opinion of value. The property should be marketed AS IS in a marketing cycle of 0-30 days.</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

Listing Photos

L1 414 Glenford Park Court
San Jose, CA 95136



Front



Front

L3 372 Avenida Palmas
San Jose, CA 95123



Front

Sales Photos

S1 4627 Royal Grove Ct
San Jose, CA 95136



Front

S2 4856 Birmingham Dr
San Jose, CA 95136



Front

S3 4437 Thistle Dr
San Jose, CA 95136



Front

ClearMaps Addendum

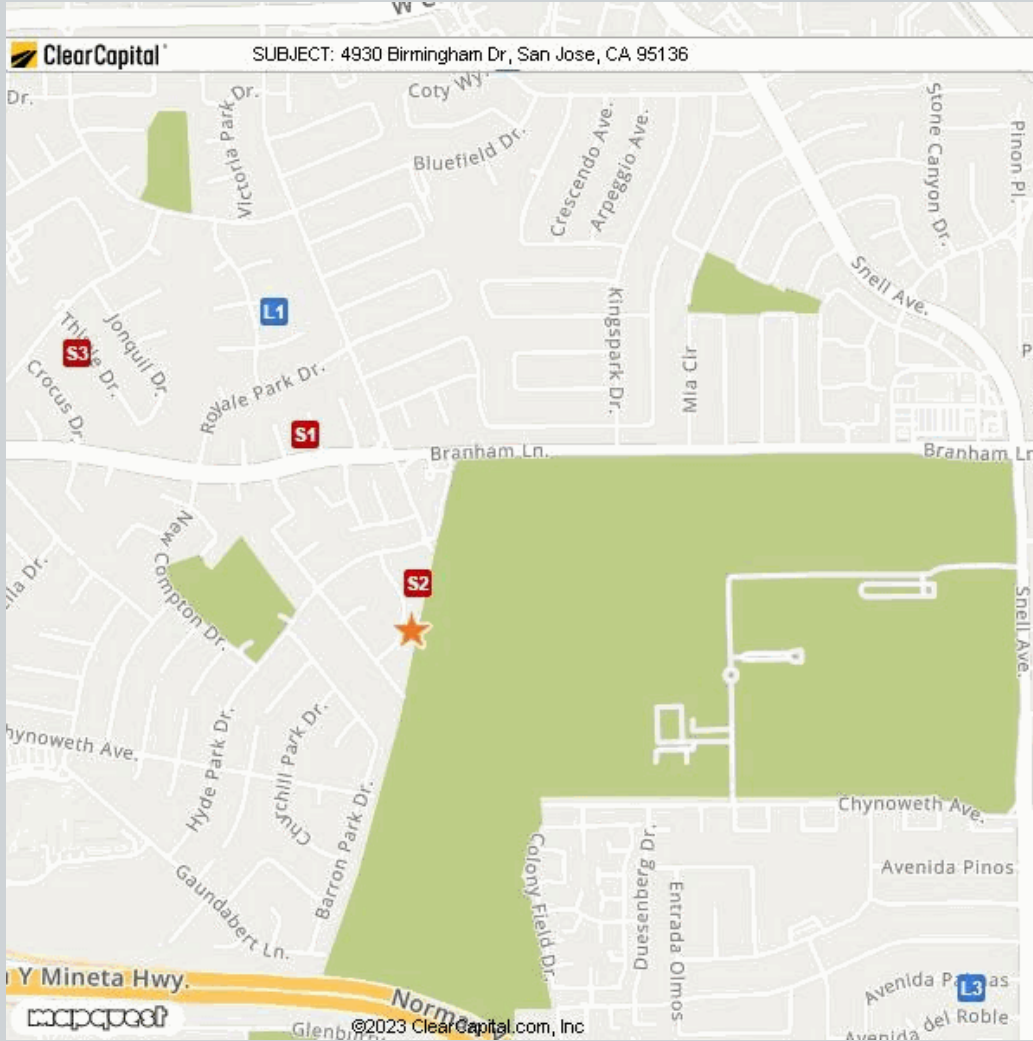
Address ★ 4930 Birmingham Drive, San Jose, CA 95136

Loan Number 49308

Suggested List \$1,490,000

Suggested Repaired \$1,490,000

Sale \$1,480,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4930 Birmingham Drive, San Jose, CA 95136	--	Parcel Match
L1 Listing 1	414 Glenford Park Court, San Jose, CA 95136	0.47 Miles ¹	Parcel Match
L2 Listing 2	4118 Rosenbaum Ave, San Jose, CA 95136	0.79 Miles ¹	Parcel Match
L3 Listing 3	372 Avenida Palmas, San Jose, CA 95123	0.91 Miles ¹	Parcel Match
S1 Sold 1	4627 Royal Grove Ct, San Jose, CA 95136	0.30 Miles ¹	Parcel Match
S2 Sold 2	4856 Birmingham Dr, San Jose, CA 95136	0.07 Miles ¹	Parcel Match
S3 Sold 3	4437 Thistle Dr, San Jose, CA 95136	0.59 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	Lissette I. Robles	Company/Brokerage	Coralis Realty
License No	01794923	Address	4831 Rue Loiret San Jose CA 95136
License Expiration	07/16/2023	License State	CA
Phone	4083163547	Email	lissette77@sbcglobal.net
Broker Distance to Subject	0.94 miles	Date Signed	05/04/2023

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.