

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 | 2078 La Jolla Drive, Stockton, CALIFORNIA 95204 | Order ID | 8606795 | Property ID | 33882486 |
| Inspection Date | 02/07/2023 | Date of Report | 02/07/2023 | | |
| Loan Number | 52335 | APN | 111-145-11 | | |
| Borrower Name | Champery Real Estate 2015 LLC | County | San Joaquin | | |

| Tracking IDs | | | | | |
|--------------------------|--------------|----------------------|--------------|--|--|
| Order Tracking ID | 02.06.23 BPO | Tracking ID 1 | 02.06.23 BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | Condition Comments |
|---------------------------------------|---------------|--|
| Owner | Homer Kathryn | Subject looks to be in average condition from the street |
| R. E. Taxes | \$4,557 | |
| Assessed Value | \$236,774 | |
| Zoning Classification | R-L | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | | |
| Estimated Interior Repair Cost | | |
| Total Estimated Repair | | |
| HOA | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | Neighborhood Comments |
|--|-------------------------------------|--|
| Location Type | Suburban | Subject is in a neighborhood of various style and size homes |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$305,000 High: \$600,000 | |
| Market for this type of property | Decreased 2 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2078 La Jolla Drive | 2332 Del Rio | 1836 Telegraph Ave | 3924 W Hogue Ave |
| City, State | Stockton, CALIFORNIA | Stockton, CA | Stockton, CA | Stockton, CA |
| Zip Code | 95204 | 95204 | 95204 | 95204 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.28 ¹ | 0.32 ¹ | 0.25 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$399,000 | \$456,500 | \$475,000 |
| List Price \$ | -- | \$399,000 | \$450,000 | \$450,000 |
| Original List Date | | 12/16/2022 | 12/06/2022 | 11/16/2022 |
| DOM · Cumulative DOM | -- · -- | 53 · 53 | 61 · 63 | 81 · 83 |
| Age (# of years) | 77 | 68 | 73 | 67 |
| 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 Ranch | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,344 | 1,321 | 1,488 | 1,547 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 3 · 1 · 1 | 3 · 2 | 3 · 2 |
| Total Room # | 5 | 7 | 7 | 7 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Detached 1 Car | Attached 1 Car | Detached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | Pool - Yes | Pool - Yes | -- |
| Lot Size | 0.1607 acres | 0.161 acres | 0.2388 acres | 0.1439 acres |
| Other | None | None | None | None |

* 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** If you're looking for the perfect house that needs nothing but a family to call home this beauty is it! This tastefully remodeled home has 3 bedrooms, 1 full bath and a half bath plus a bonus room. This home offers many upgrades it's hard to list them all, but here are a few. New mini split heating and air conditioning system designed to save you tons on your heating and cooling bills, kitchen includes NEW cabinets, granite counter tops, sink, stainless steel appliances! Brand new bathrooms! other features include new doors, new dual pane windows, new pool equipment, freshly painted interior and exterior, large laundry room, detached garage, RV parking, large back yard perfect for entertaining family, ohh did I mention it has a pool for those hot valley summers! This house will not last!flooring throughout, New Dual Pane Windows, 3 Bedrooms 2 full bathrooms with a BONUS ROOM. FULLY Remodeled Kitchen and FULLY Remodeled Bathrooms. Indoor Laundry, Neutral Colors throughout. New Plush Carpets in Bedrooms, Finished Outdoor Shed with Electricity, Finished 2-car Detached Garage, Carport, LOTS of Parking space, RV and Boat Access possible. MOVE-IN READY! HURRY, BEFORE IT'S GONE!
- Listing 2** Amazing Home with 3bedrooms, 2 baths, newer roof(2018), newer HVAC (2017) SOLAR that is PAID FOR and ready for the next owner, In ground Pool 10 feet deep with newer pool tiles, and newer cement decking, Very large lot, with low maintenance! You will not be disappointed! Also ENCLOSED Patio makes for a great bonus room for your relaxation or office..
- Listing 3** Pride of the Neighborhood! BEAUTIFUL TURN KEY property! Perfect for First Time Home Buyers and Investors alike. New HVAC unit, New Roof, New Stucco, New Lifeproof Vinyl flooring throughout, New Dual Pane Windows, 3 Bedrooms 2 full bathrooms with a BONUS ROOM. FULLY Remodeled Kitchen and FULLY Remodeled Bathrooms. Indoor Laundry, Neutral Colors throughout. New Plush Carpets in Bedrooms, Finished Outdoor Shed with Electricity, Finished 2-car Detached Garage, Carport, LOTS of Parking space, RV and Boat Access possible. MOVE-IN READY! HURRY, BEFORE IT'S GONE!

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|-----------------------|-------------------------|-----------------------|-----------------------|
| Street Address | 2078 La Jolla Drive | 3833 Stepping Stone Way | 2556 Michaelangel Dr | 2531 Rosemarie Ln |
| City, State | Stockton, CALIFORNIA | Stockton, CA | Stockton, CA | Stockton, CA |
| Zip Code | 95204 | 95204 | 95207 | 95207 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.43 ¹ | 0.43 ¹ | 0.47 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$415,000 | \$385,000 | \$425,000 |
| List Price \$ | -- | \$415,000 | \$385,000 | \$399,900 |
| Sale Price \$ | -- | \$420,000 | \$389,000 | \$399,900 |
| Type of Financing | -- | Conv | Conv | Conv |
| Date of Sale | -- | 10/21/2022 | 08/16/2022 | 09/28/2022 |
| DOM · Cumulative DOM | -- · -- | 10 · 44 | 6 · 36 | 56 · 91 |
| Age (# of years) | 77 | 15 | 42 | 42 |
| 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 Ranch | 2 Stories Modern | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,344 | 1,377 | 1,328 | 1,312 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 3 · 2 · 1 | 3 · 2 | 3 · 2 |
| Total Room # | 5 | 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 | 0.1607 acres | 0.0623 acres | 0.132 acres | 0.1148 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | -\$4,880 | -\$2,860 | -\$2,220 |
| Adjusted Price | -- | \$415,120 | \$386,140 | \$397,680 |

* 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** Welcome home to one of the original model homes of the River Walk Community! Located on a corner lot and featuring upgraded cabinets, granite counters, stainless steel appliances, and tile and wood flooring on main level. Downstairs also features a conveniently located 1/2 bathroom and access to tandem garage off Kitchen & Dining area. All 3 Bedrooms, including master with large walk-in closet, 2 full Bathrooms and laundry room located upstairs. Also features upgraded built-in whole-house speaker system, window shutters, and larger than average concreted back patio located off Living Room. Adjusted 1320 for footage, -6200 for age.
- Sold 2** This amazing Venetian Bridges home is located in the desirable Lincoln School district. One owner and the home shows pride of ownership. You won't want to miss out on this charming home. Adjusted 640 for footage, -3500 for age.
- Sold 3** AN AMAZING VENETIAN BRIDGES FEATURED HOME!! Looking for a single story in Lincoln School District within walking distance to the schools, shopping, and restaurants? Look no further than this 3 bedroom, 2 bath cutie. Convenient floor plan with a great room, family room, large open kitchen w/dining bar, and inside laundry room. Updated with all new flooring and fresh interior paint. Easy care yard with a covered patio, nice lawn and gardening area. An added bonus with an oversized 2+ car garage and a 6 car driveway. Make this your home today! Adjusted 1280 for footage, -3500 for age

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-----------------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | Last sold 03/14/2003 for \$173500 | | | | |
| 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 | \$395,000 | \$395,000 |
| Sales Price | \$390,000 | \$390,000 |
| 30 Day Price | \$387,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Value is based on footage and location | | |

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

Listing Photos

L1 2332 Del Rio
Stockton, CA 95204



Front

L2 1836 Telegraph Ave
Stockton, CA 95204



Front

L3 3924 W Hogue Ave
Stockton, CA 95204



Front

Sales Photos

S1 3833 Stepping Stone Way
Stockton, CA 95204



Front

S2 2556 Michaelangel Dr
Stockton, CA 95207



Front

S3 2531 Rosemarie Ln
Stockton, CA 95207



Front

ClearMaps Addendum

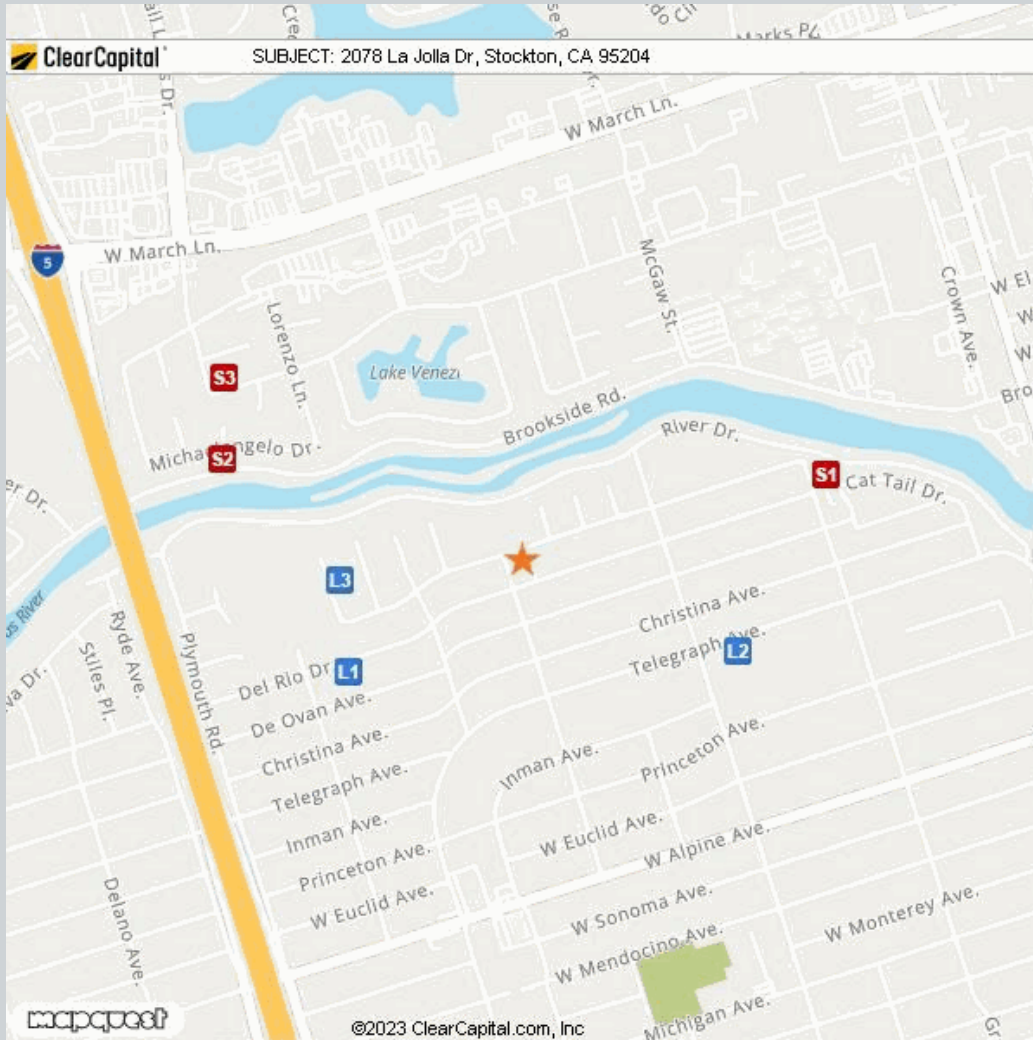
Address ★ 2078 La Jolla Drive, Stockton, CALIFORNIA 95204

Loan Number 52335

Suggested List \$395,000

Suggested Repaired \$395,000

Sale \$390,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 2078 La Jolla Drive, Stockton, California 95204 | -- | Parcel Match |
| L1 Listing 1 | 2332 Del Rio, Stockton, CA 95204 | 0.28 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1836 Telegraph Ave, Stockton, CA 95204 | 0.32 Miles ¹ | Parcel Match |
| L3 Listing 3 | 3924 W Hogue Ave, Stockton, CA 95204 | 0.25 Miles ¹ | Parcel Match |
| S1 Sold 1 | 3833 Stepping Stone Way, Stockton, CA 95204 | 0.43 Miles ¹ | Parcel Match |
| S2 Sold 2 | 2556 Michaelangel Dr, Stockton, CA 95207 | 0.43 Miles ¹ | Parcel Match |
| S3 Sold 3 | 2531 Rosemarie Ln, Stockton, CA 95207 | 0.47 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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 | Rick Lehr | Company/Brokerage | Century21 Select Real Estate |
| License No | 01172432 | Address | 1510 W. Kettleman Ln Lodi CA 95242 |
| License Expiration | 02/08/2027 | License State | CA |
| Phone | 2093703838 | Email | c21ricky@aol.com |
| Broker Distance to Subject | 9.71 miles | Date Signed | 02/07/2023 |

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.