

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	642 S 16th Street, Richmond, CALIFORNIA 94804	Order ID	8714363	Property ID	34136081
Inspection Date	04/26/2023	Date of Report	04/27/2023		
Loan Number	53286	APN	544-332-037-8		
Borrower Name	Catamount Properties 2018 LLC	County	Contra Costa		

Tracking IDs					
Order Tracking ID	04.26.23 BPO Request	Tracking ID 1	04.26.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Brown Johnny M	Condition Comments Nice looking property in a nice neighborhood the home is assumed to be in average condition. The yard need to be maintain and the repair or replace the garage door. All homes in the immediate area are well maintained. All properties in the area are located near schools, shopping, and transportation, etc..*
R. E. Taxes	\$5,401	
Assessed Value	\$262,143	
Zoning Classification	R1-4	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (LOCKED)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments Nice looking property in a nice neighborhood the home is assumed to be in average condition. All homes in the immediate area are well maintained. All properties in the area are located near schools, shopping, and transportation, etc..*
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$408,000 High: \$605,000	
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	642 S 16th Street	2115 Virginia Ave	250 S 18th St	505 S 16th St
City, State	Richmond, CALIFORNIA	Richmond, CA	Richmond, CA	Richmond, CA
Zip Code	94804	94804	94804	94804
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.38 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$500,000	\$485,000	\$499,000
List Price \$	--	\$405,000	\$485,000	\$489,000
Original List Date		11/17/2022	04/13/2023	03/03/2023
DOM · Cumulative DOM	-- · --	70 · 161	11 · 14	39 · 55
Age (# of years)	72	64	107	63
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 contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,072	922	969	1,110
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	3 · 1 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.06 acres	.11 acres	.12 acres
Other	0	0	0	0

* 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 3 bedroom 1.5 bath 1 car garage. Close to public schools and transportation. Great investment or for the first time buyer.

Listing 2 Welcome to your new home at 250 S 18th St, Richmond, CA! This charming 3 bedroom, 1.5 bathroom house is nestled on a spacious 5,000 square foot lot, providing plenty of room for outdoor activities and entertainment. Step inside this lovely home and be greeted by a warm and inviting atmosphere that will make you feel right at home. The living room boasts plenty of natural light, creating a bright and airy ambiance that's perfect for relaxing or entertaining guests. The kitchen offers ample counter space, and beautiful cabinetry. Enjoy preparing meals and dining with family and friends. The bedrooms are cozy and comfortable, offering plenty of space for rest and relaxation. But that's not all - this property also includes a spacious backyard, perfect for hosting barbecues, gardening, or simply enjoying the sunshine. The lot size of 5,000 square feet provides ample space for a variety of outdoor activities. This property offers easy access to shopping, dining, and entertainment. You'll love being just a short distance from Dillon Beach, Point Richmond, major freeways, 2 Bart stations, parks, schools, and minutes away from the Ferry. Schedule a private showing today! Pictures (29)

Listing 3 California Dreamers this is the home for you! Wonderful Opportunity to Own this Large Corner Lot! Charming 3 Bedroom, 1 bath Bungalow! This home is just minutes from Point Richmond, Richmond Marina, Keller Beach and hospital, with convenient access to I-580 and I-80 freeways as well as the ferry terminal located at Craneway Pavilion. This home is waiting for you to put your personal touch on it!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	642 S 16th Street	311 S 16th St	2111 Potrero Ave	405 S 15th St
City, State	Richmond, CALIFORNIA	Richmond, CA	Richmond, CA	Richmond, CA
Zip Code	94804	94804	94804	94804
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.25 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$499,000	\$449,000
List Price \$	--	\$399,000	\$399,000	\$449,000
Sale Price \$	--	\$399,000	\$408,000	\$450,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	09/06/2022	03/21/2023	12/21/2022
DOM · Cumulative DOM	-- · --	81 · 111	118 · 149	14 · 103
Age (# of years)	72	65	81	67
Condition	Average	Average	Average	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 ; Water
Style/Design	1 Story contemporary	1 Story contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,072	925	1,154	998
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 2	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.06 acres	.10 acres	.06 acres
Other	0	0	0	0
Net Adjustment	--	+\$18,025	-\$3,150	-\$7,450
Adjusted Price	--	\$417,025	\$404,850	\$442,550

* 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** 925 square foot single family home with 3 bedrooms and 1 bathroom. Few minutes to Kaiser Hospital, 580 and 80 freeways and Richmond ferry. Short drive to San Francisco The home is in a great location for traveling to all of the main areas for work, shopping and recreation. Fixer. Pre escrow with ORTC Richmond Dori Deschaine. House is vacant. \$ 11,025 sq ft \$ 7,000 acres
- Sold 2** Great investment opportunity! 2 bedrooms, 2 baths with a bonus room that can be a 3rd bedroom. -\$ 6,150 sq ft \$ 3,000 acres
- Sold 3** Cute, updated 3 Bedroom, 1 bath bungalow in the desirable South Richmond neighborhood. By appointment only! This home is just minutes from the Richmond Marina and Kaiser medical Center, with convenient access to I-580 and I-80 freeways as well as the ferry terminal located at Craneway Pavilion. \$ 5,550 sq ft \$ 7,000 acres -\$ 20,000 condition adjustment

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				N/A			
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	\$410,100	\$412,100
Sales Price	\$410,000	\$412,000
30 Day Price	\$385,400	--
Comments Regarding Pricing Strategy		
<p>The subject has all similarities of all of the many properties in the immediate area of town. The subject is sharing the all amenities of the parks, recreation, transportation, shopping and all of the schools in the immediate area of town. Which affords a great quality of live for all of its occupants in the neighborhood. The values that were used to determined the subject properties overall value were based on homes in the immediate area of the subject that sold within .32 miles of the subject property. *** There are very limited comps available that matches the subject's criteria. It was necessary to go back 12 month and expend the gla to 20% to find suitable comps. These are the best comps available.</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



Street



Street



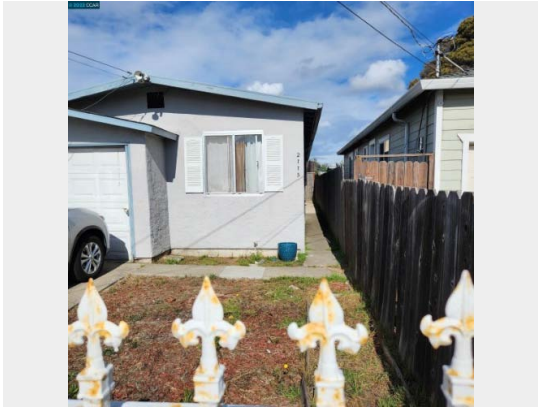
Street



Other

Listing Photos

L1 2115 Virginia Ave
Richmond, CA 94804



Front

L2 250 S 18th St
Richmond, CA 94804



Front

L3 505 S 16th St
Richmond, CA 94804



Front

Sales Photos

S1 311 S 16th St
Richmond, CA 94804



Front

S2 2111 Potrero Ave
Richmond, CA 94804



Front

S3 405 S 15th St
Richmond, CA 94804



Front

ClearMaps Addendum

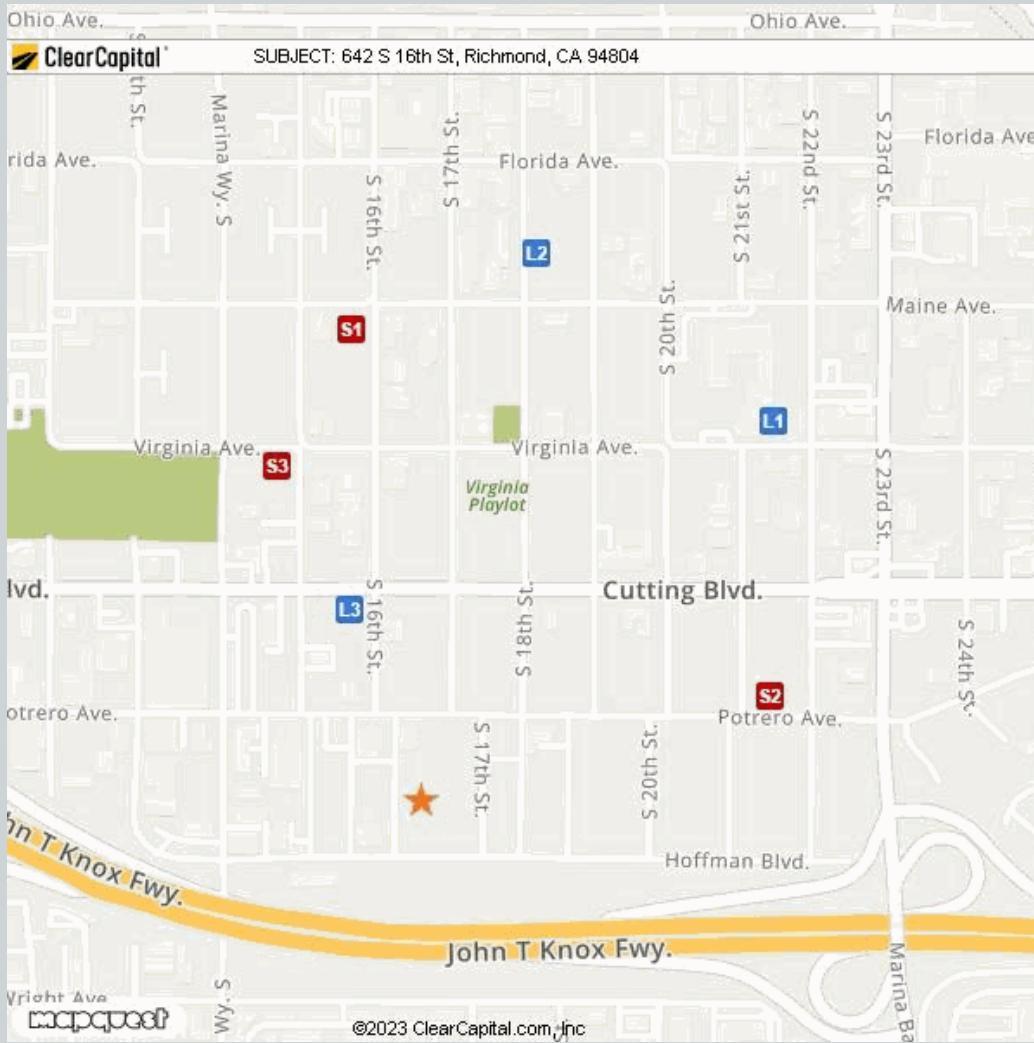
Address ★ 642 S 16th Street, Richmond, CALIFORNIA 94804

Loan Number 53286

Suggested List \$410,100

Suggested Repaired \$412,100

Sale \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	642 S 16th Street, Richmond, California 94804	--	Parcel Match
L1 Listing 1	2115 Virginia Ave, Richmond, CA 94804	0.35 Miles ¹	Parcel Match
L2 Listing 2	250 S 18th St, Richmond, CA 94804	0.38 Miles ¹	Parcel Match
L3 Listing 3	505 S 16th St, Richmond, CA 94804	0.14 Miles ¹	Parcel Match
S1 Sold 1	311 S 16th St, Richmond, CA 94804	0.32 Miles ¹	Parcel Match
S2 Sold 2	2111 Potrero Ave, Richmond, CA 94804	0.25 Miles ¹	Parcel Match
S3 Sold 3	405 S 15th St, Richmond, CA 94804	0.25 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	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	1.43 miles	Date Signed	04/27/2023

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.