

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 | 1119 E Ventura Street, Santa Paula, CA 93060 | Order ID | 7418051 | Property ID | 30614029 |
| Inspection Date | 07/10/2021 | Date of Report | 07/12/2021 | | |
| Loan Number | 27467 | APN | 1010224025 | | |
| Borrower Name | Champery Rental REO LLC | County | Ventura | | |

| | | | | | |
|--------------------------|----------------|----------------------|----------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | BPOUpdate_0707 | Tracking ID 1 | BPOUpdate_0707 | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | | |
|---------------------------------------|-------------------------|---------------------------|--|
| Owner | CHAMPERY RENTAL REO LLC | Condition Comments | |
| R. E. Taxes | \$8,552 | | AVERAGE CONDITION. SUBJECT HAS A BROKEN WINDOW, PICTURE INCLUDED |
| Assessed Value | \$726,926 | | |
| Zoning Classification | Residential R3 | | |
| Property Type | 4 Plex | | |
| Occupancy | Occupied | | |
| Ownership Type | Fee Simple | | |
| Property Condition | Average | | |
| Estimated Exterior Repair Cost | \$500 | | |
| Estimated Interior Repair Cost | | | |
| Total Estimated Repair | \$500 | | |
| HOA | No | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|-------------------------------------|------------------------------|---|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Stable | | 50 YEAR OLD NEIGHBORHOOD, CONSISTING OF MULTI UNITS, COMMERCIAL PROPERTIES AND A SCHOOL, DIRECTLY ACROSS THE STREET FROM THE SUBJECT. |
| Sales Prices in this Neighborhood | Low: \$500,000 High: \$985,000 | | |
| Market for this type of property | Increased 5 % in the past 6 months. | | |
| Normal Marketing Days | <90 | | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1119 E Ventura Street | 722 East Main St | 218 South 7th St | 312 Acacia Rd |
| City, State | Santa Paula, CA | Santa Paula, CA | Santa Paula, CA | Santa Paula, CA |
| Zip Code | 93060 | 93060 | 93060 | 93060 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.47 ¹ | 0.54 ¹ | 1.81 ¹ |
| Property Type | 4 Plex | Duplex | Duplex | Duplex |
| Original List Price \$ | \$ | \$795,000 | \$585,000 | \$670,000 |
| List Price \$ | -- | \$775,000 | \$585,000 | \$670,000 |
| Original List Date | | 03/17/2021 | 03/27/2021 | 02/28/2021 |
| DOM · Cumulative DOM | -- · -- | 109 · 117 | 103 · 107 | 132 · 134 |
| Age (# of years) | 34 | 111 | 87 | 16 |
| 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 | 2 Stories 4 PLEX | 2 Stories DUPLEX | 1 Story DUPLEX | 1 Story DUPLEX |
| # Units | 4 | 2 | 2 | 2 |
| Living Sq. Feet | 4,047 | 1,980 | 1,845 | 2,100 |
| Bdrm · Bths · ½ Bths | 8 · 4 | 5 · 2 · 1 | 4 · 2 | 6 · 3 |
| Total Room # | 16 | 10 | 8 | 11 |
| Garage (Style/Stalls) | Detached 4 Car(s) | Detached 5+ Car(s) | None | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.19 acres | 0.24 acres | 0.11 acres | 0.13 acres |
| Other | 0 | 0 | 0 | 0 |

* 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 COMP IS A DUPLEX. COMP HAS NOT BEEN REMODELED. COMP IS SMALLER WITH LESS ROOM COUNT. COMP HAS 7 CAR GARAGE

Listing 2 COMP IS A DUPLEX. COMP HAS NO GARAGE. COMP IS SMALLER THAN THE SUBJECT WITH LESS ROOM COUNT.

Listing 3 COMP IS A DUPLEX. COMP HAS NO GARAGE. COMP IS SMALLER THAN THE SUBJECT WITH LESS ROOM COUNT. COMP IS A MANUFACTURED HOME WITH ATTACHED STUDIO UNIT

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1119 E Ventura Street | 343 South Steckel Dr | 120 North Palm Ave | 347 South Steckel Dr |
| City, State | Santa Paula, CA | Santa Paula, CA | Santa Paula, CA | Santa Paula, CA |
| Zip Code | 93060 | 93060 | 93060 | 93060 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 1.29 ¹ | 0.92 ¹ | 1.29 ¹ |
| Property Type | 4 Plex | 4 Plex | 4 Plex | 4 Plex |
| Original List Price \$ | -- | \$1,000,000 | \$850,000 | \$1,000,000 |
| List Price \$ | -- | \$925,000 | \$850,000 | \$899,999 |
| Sale Price \$ | -- | \$840,000 | \$800,000 | \$840,000 |
| Type of Financing | -- | Conv | Conv | Conv |
| Date of Sale | -- | 06/29/2020 | 06/26/2020 | 06/29/2020 |
| DOM · Cumulative DOM | -- · -- | 109 · 142 | 120 · 141 | 109 · 142 |
| Age (# of years) | 34 | 56 | 56 | 56 |
| 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 | 2 Stories 4 PLEX | 2 Stories 4 PLEX | 2 Stories 4 PLEX | 2 Stories 4 PLEX |
| # Units | 4 | 4 | 4 | 4 |
| Living Sq. Feet | 4,047 | 4,386 | 3,088 | 4,386 |
| Bdrm · Bths · ½ Bths | 8 · 4 | 8 · 4 | 8 · 4 | 8 · 4 |
| Total Room # | 16 | 16 | 16 | 16 |
| Garage (Style/Stalls) | Detached 4 Car(s) | Detached 4 Car(s) | Carport 4 Car(s) | Detached 4 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.19 acres | 0.21 acres | 0.22 acres | 0.21 acres |
| Other | 0 | 0 | 0 | 0 |
| Net Adjustment | -- | -\$3,390 | +\$95,900 | -\$3,390 |
| Adjusted Price | -- | \$836,610 | \$895,900 | \$836,610 |

* Sold 1 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 COMP IS A 4 PLEX. COMP HAS NOT BEEN REMODELED. COMP IS LARGER WITH SAME ROOM COUNT. GLA -3390

Sold 2 COMP IS A 4 PLEX. COMP HAS NOT BEEN REMODELED. COMP IS SMALLER WITH SAME ROOM COUNT. GLA 95900

Sold 3 COMP IS A 4 PLEX. COMP HAS NOT BEEN REMODELED. COMP IS LARGER WITH SAME ROOM COUNT. SIMILAR LOT SIZE GLA -3390

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|--|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | LAST LISTED/SOLD 6/17/1974 FOR \$13000 | | | | |
| 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 | \$859,000 | \$862,000 |
| Sales Price | \$850,000 | \$853,000 |
| 30 Day Price | \$835,000 | -- |
| Comments Regarding Pricing Strategy | | |
| MARKET VALUE ARRIVED BY USING BOTH LISTING AND SALES DATA. MOST WEIGHT IS GIVEN TO ACTUAL CLOSED SALES. SUBJECT HAS A BROKEN WINDOW. PARAMENTERS WERE 1 MILE, 0 COMPS. PARAMENTERS WERE EXPANDED TO 12 MILES NO 4 PLEX LISTINGS. BEST COMPS ARE 2 YEARS OLD SALES AND 3 DUPLEX LISTINGS IN SANTA PAULA. | | |

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



Other

Listing Photos

L1 722 EAST MAIN ST
Santa Paula, CA 93060



Front

L2 218 SOUTH 7TH ST
Santa Paula, CA 93060



Front

L3 312 ACACIA RD
Santa Paula, CA 93060



Front

Sales Photos

S1 343 SOUTH STECKEL DR
Santa Paula, CA 93060



Front

S2 120 NORTH PALM AVE
Santa Paula, CA 93060



Front

S3 347 SOUTH STECKEL DR
Santa Paula, CA 93060



Front

ClearMaps Addendum

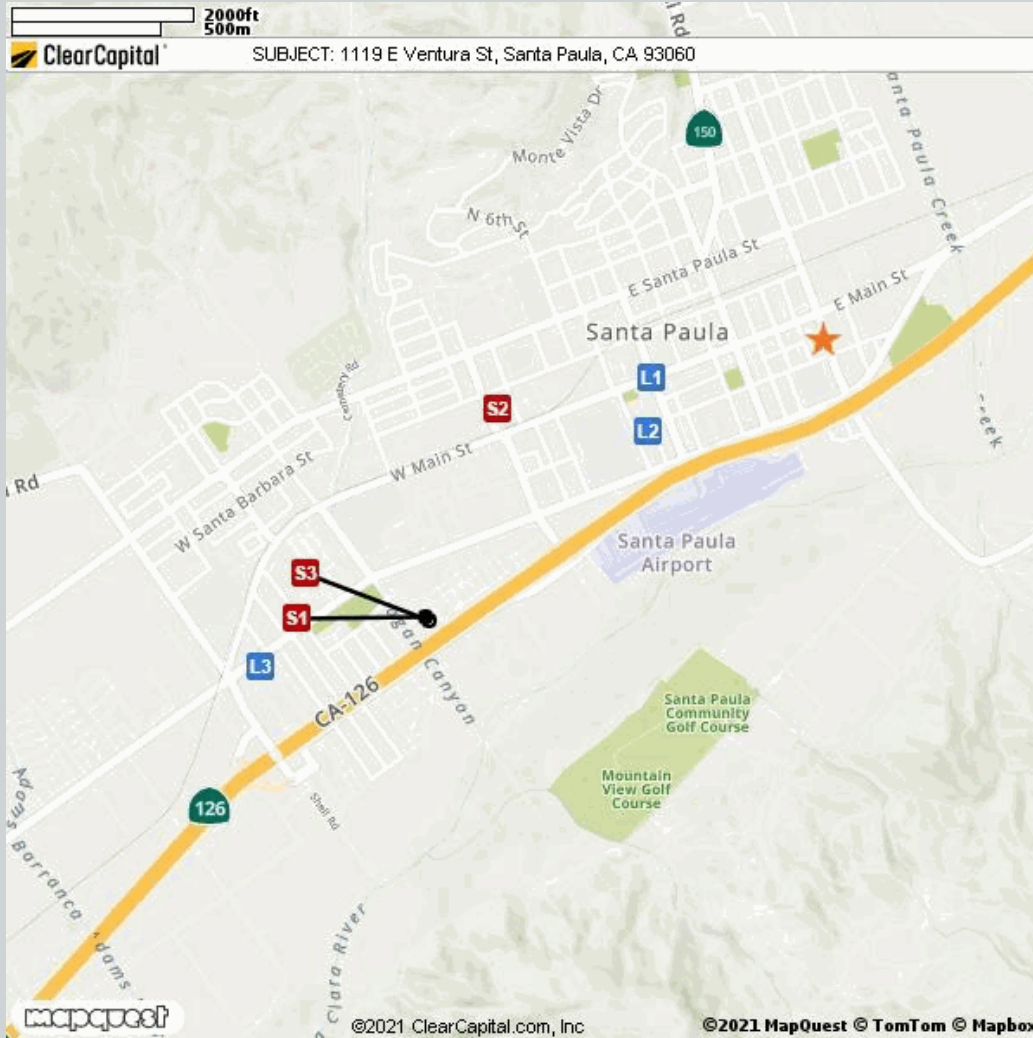
Address ★ 1119 E Ventura Street, Santa Paula, CA 93060

Loan Number 27467

Suggested List \$859,000

Suggested Repaired \$862,000

Sale \$850,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 1119 E Ventura Street, Santa Paula, CA 93060 | -- | Parcel Match |
| L1 Listing 1 | 722 East Main St, Santa Paula, CA 93060 | 0.47 Miles ¹ | Parcel Match |
| L2 Listing 2 | 218 South 7th St, Santa Paula, CA 93060 | 0.54 Miles ¹ | Parcel Match |
| L3 Listing 3 | 312 Acacia Rd, Santa Paula, CA 93060 | 1.81 Miles ¹ | Parcel Match |
| S1 Sold 1 | 343 South Steckel Dr, Santa Paula, CA 93060 | 1.29 Miles ¹ | Parcel Match |
| S2 Sold 2 | 120 North Palm Ave, Santa Paula, CA 93060 | 0.92 Miles ¹ | Parcel Match |
| S3 Sold 3 | 347 South Steckel Dr, Santa Paula, CA 93060 | 1.29 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 | Leroy Comstock | Company/Brokerage | COMSTOCK REALTY |
| License No | 00979282 | Address | 148 TRANQUILA DR CAMARILLO CA 93012 |
| License Expiration | 10/10/2022 | License State | CA |
| Phone | 8055518220 | Email | leroyrealtor@gmail.com |
| Broker Distance to Subject | 9.18 miles | Date Signed | 07/10/2021 |

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:

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