

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	3329 Roseview Avenue, Los Angeles, CA 90065	Order ID	6065902	Property ID	26018666
Inspection Date	02/05/2019	Date of Report	02/05/2019		
Loan Number	32352	APN	5454-025-004		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_2.4.19	Tracking ID 1	CS_AgedBPOs_2.4.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Duplex	Condition Comments	
Occupancy	Occupied	Subject property is well maintained from exterior. Subject property is conforming to surrounding properties and is in a residential neighborhood of maintained homes; with well maintained landscaping and good quality building structure. No immediate repairs noted at time of inspection.	
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		

II. Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments	
Listing Agency/Firm	MAXIM PROPERTIES	N/A	
Listing Agent Name	Polly Watts		
Listing Agent Phone	866-640-3040		
# 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
01/11/2019	\$849,900	--	--	--	--	--	MLS

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject located in residential area within the county of Los Angeles. Neighborhood is stable due to stable economic growth and overall market trend. Employment opportunities, schools, public transportation and public services are located nearby. The subject neighborhood consists mainly of SFR's of similar size, quality of construction, design & appeal to subject property with some commercial sites along busy streets of the area. Parks, shopping and freeway access are local.	
Sales Prices in this Neighborhood	Low: \$700,000 High: \$1,000,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3329 Roseview Avenue	2645 Alice St	2302 W Avenue 33	2303 Harwood St
City, State	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA
Zip Code	90065	90065	90065	90031
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.91 ¹	0.60 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	\$	\$799,900	\$895,000	\$860,000
List Price \$	--	\$799,900	\$895,000	\$860,000
Original List Date		01/28/2019	01/17/2019	01/11/2019
DOM · Cumulative DOM	-- · --	8 · 8	5 · 19	10 · 25
Age (# of years)	109	99	98	93
Condition	Good	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Other 2 Unit	Other 2 Unit	Other 2 Unit	Other 2 Unit
# Units	2	2	2	2
Living Sq. Feet	1,933	1,986	1,950	2,303
Bdrm · Bths · ½ Bths	4 · 2	5 · 3	4 · 2	3 · 2
Total Room #	10	12	10	9
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.13 acres	0.28 acres	0.12 acres
Other	--	--	--	--

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

Listing 1 List 1 is similar to subject due to condition and location. Similar property style, buyer and market appeal.

Listing 2 Comparable List 2 is in similar condition to subject, well maintained with no seller incentives to report.

Listing 3 List 3 is similar to subject due to similar GLA, similar bed and bath, condition and location.

* 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.

V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3329 Roseview Avenue	215 E Avenue 33	2054 Blake Ave	2223 Oak Glen Pl
City, State	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA	Los Angeles, CA
Zip Code	90065	90031	90039	90039
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.19 ¹	1.16 ¹	1.71 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$802,500	\$850,000	\$908,500
List Price \$	--	\$802,500	\$850,000	\$908,500
Sale Price \$	--	\$802,500	\$850,000	\$908,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/28/2018	9/25/2018	10/11/2018
DOM · Cumulative DOM	-- · --	39 · 76	86 · 187	79 · 104
Age (# of years)	109	114	36	97
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Other 2 Unit	Other 2 Unit	Other 2 Unit	Other 2 Unit
# Units	2	2	2	2
Living Sq. Feet	1,933	1,682	2,294	1,661
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 4	3 · 2
Total Room #	10	10	12	9
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.25 acres	0.11 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$24,116	-\$45,876	+\$36,552
Adjusted Price	--	\$826,616	\$804,124	\$945,052

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

Sold 1 Sale 1 similar to subject due to similar buyer and market appeal, similar condition and location, well maintained with no seller incentives to report.

Sold 2 Comparable Sale 2 is similar to subject with similar buyer and market appeal. Similar property style and condition.

Sold 3 Comparable Sale 3 is similar to subject with similar buyer and market appeal. Similar property style and condition.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$869,000	\$869,000
Sales Price	\$860,000	\$860,000
30 Day Price	\$808,000	--

Comments Regarding Pricing Strategy

Property value of the subject was assessed based upon the values of comparable properties in the area, as well as their condition, and comparison to the subject. All comparables fit subject property dimensions. Subject's value was also based on GLA, year built, lot size and condition. Please Note; Comp (1111 Aragon Ave) is inferior to the subject property in condition. Per MLS comments "Seller will not do any repairs". Comp (1912 Winmar Dr) is also in inferior condition to the subject. Per MLS comments "Both homes need updating, No repairs will be done by sellers if requested". Comp (3456 Arroyo Seco Ave) could not be found in the MLS. ALSO NOTE; the subject is coming in 41.0% increase over 2 previous reports based on condition. The subject property is the past 2 reports was stated as average condition. Based on current exterior inspection and also the fact the property is currently listed the property has been renovated therefore the increase on price. Listing comp 1 is inferior in condition to the subject property. PLEASE NOTE; although some comparable cross a major intersection road they are all within proximity of subject. All comparables are in similar neighborhoods and in similar market areas. Comparables used in this report support subject market value and appeal to similar type of buyers.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to the subject being remodeled. 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.

VIII. Property Images

Address 3329 Roseview Avenue, Los Angeles, CA 90065
Loan Number 32352

Suggested List \$869,000

Suggested Repaired \$869,000

Sale \$860,000



Subject 3329 Roseview Ave

View Front



Subject 3329 Roseview Ave

View Address Verification

VIII. Property Images (continued)

Address 3329 Roseview Avenue, Los Angeles, CA 90065
Loan Number 32352

Suggested List \$869,000

Suggested Repaired \$869,000

Sale \$860,000



Subject 3329 Roseview Ave

View Address Verification



Subject 3329 Roseview Ave

View Side

VIII. Property Images (continued)

Address 3329 Roseview Avenue, Los Angeles, CA 90065
Loan Number 32352

Suggested List \$869,000

Suggested Repaired \$869,000

Sale \$860,000



Subject 3329 Roseview Ave

View Street



Subject 3329 Roseview Ave

View Street

VIII. Property Images (continued)

Address 3329 Roseview Avenue, Los Angeles, CA 90065
Loan Number 32352

Suggested List \$869,000

Suggested Repaired \$869,000

Sale \$860,000



Listing Comp 1 2645 Alice St

View Front



Listing Comp 2 2302 W Avenue 33

View Front

VIII. Property Images (continued)

Address 3329 Roseview Avenue, Los Angeles, CA 90065
Loan Number 32352

Suggested List \$869,000

Suggested Repaired \$869,000

Sale \$860,000



Listing Comp 3 2303 Harwood St

View Front



Sold Comp 1 215 E Avenue 33

View Front

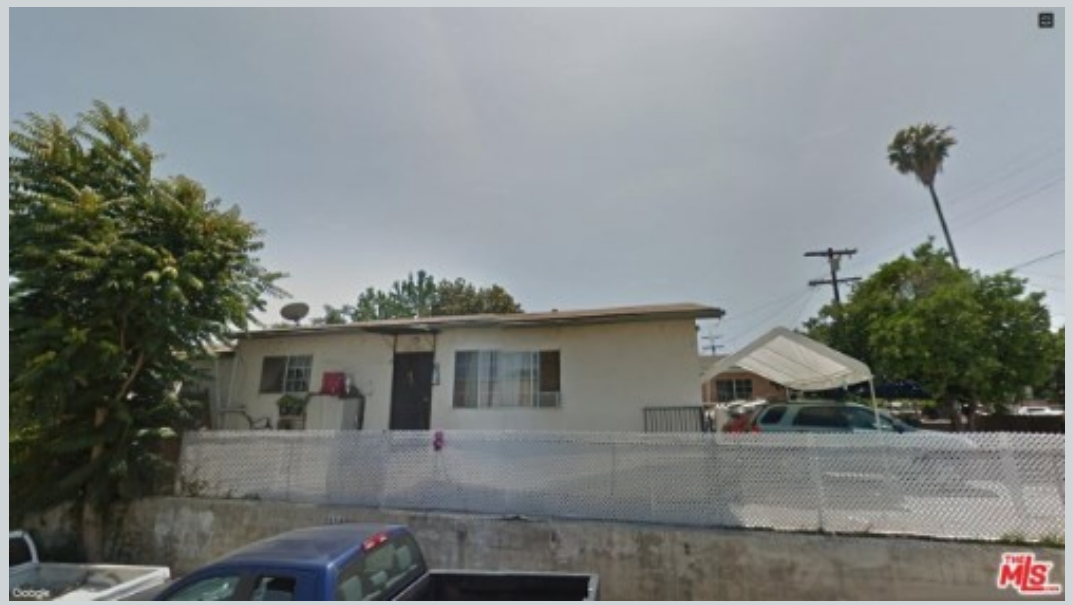
VIII. Property Images (continued)

Address 3329 Roseview Avenue, Los Angeles, CA 90065
Loan Number 32352

Suggested List \$869,000

Suggested Repaired \$869,000

Sale \$860,000



Sold Comp 2 2054 Blake Ave


View Front










Sold Comp 3 2223 Oak Glen Pl

View Front

ClearMaps Addendum

Address  3329 Roseview Avenue, Los Angeles, CA 90065
 Loan Number 32352 Suggested List \$869,000 Suggested Repaired \$869,000 Sale \$860,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	3329 Roseview Ave, Los Angeles, CA	--	Parcel Match
 Listing 1	2645 Alice St, Los Angeles, CA	0.15 Miles ¹	Parcel Match
 Listing 2	2302 W Avenue 33, Los Angeles, CA	0.91 Miles ¹	Parcel Match
 Listing 3	2303 Harwood St, Los Angeles, CA	0.60 Miles ¹	Parcel Match
 Sold 1	215 E Avenue 33, Los Angeles, CA	1.19 Miles ¹	Parcel Match
 Sold 2	2054 Blake Ave, Los Angeles, CA	1.16 Miles ¹	Parcel Match
 Sold 3	2223 Oak Glen Pl, Los Angeles, CA	1.71 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.

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.

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 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	Eddy Gerardo Chavarria	Company/Brokerage	Las Casas Realty, Inc.
License No	01040221		
License Expiration	10/16/2019	License State	CA
Phone	3232542206	Email	chavarriaeddy@gmail.com
Broker Distance to Subject	2.50 miles	Date Signed	02/05/2019

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 Valuation 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.