

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	833 E Penrod Drive, Carson, CA 90746	Order ID	6006298	Property ID	25698687
Inspection Date	11/29/2018	Date of Report	11/29/2018		
Loan Number	33767	APN	7319-023-051		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_11.28.2018	Tracking ID 1	CS_AgedBPOs_11.28.2018
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	The subject property did not appear to have damages or repairs needed from exterior inspection. MLS states the property is renovated, pictures support condition. MLS is attached for review.	
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	The subject property is an Active listing.	
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
11/21/2018	\$619,900	--	--	--	--	--	MLS

III. Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	The subject property is located in a neighborhood that is within a mile of the city's amenities. 30-35% of listings and sold comps in the area are either short sales, REO sales or investor remodeled resales; the different types of sales cause a wide range of values in the area.	
Sales Prices in this Neighborhood	Low: \$590,000 High: \$650,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	833 E Penrod Drive	19420 Eddinton Dr	519 E Cassidy St	19322 Dunbrooke Ave
City, State	Carson, CA	Carson, CA	Carson, CA	Carson, CA
Zip Code	90746	90746	90746	90746
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 ¹	0.57 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$585,000	\$620,000	\$595,000
List Price \$	--	\$585,000	\$620,000	\$600,000
Original List Date		11/16/2018	11/16/2018	08/02/2018
DOM · Cumulative DOM	-- · --	13 · 13	13 · 13	74 · 119
Age (# of years)	40	58	52	58
Condition	Good	Good	Average	Average
Sales Type	--	Investor	Investor	Fair Market Value
Style/Design	2 Stories Contemporary	1 Story Contemporary	2 Stories Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,007	1,856	1,803	2,054
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 2	4 · 2
Total Room #	7	6	6	6
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	0.12 acres	0.14 acres	0.13 acres	0.14 acres
Other	None	None	None	None

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

Listing 1 Listing one is an investor remodeled sale with a larger lot and less living area. One less bathroom and similar garage.

Listing 2 Listing two is an investor remodeled sale with a similar lot and less living area. One less bathroom and similar garage.

Listing 3 Listing three is a standard sale with a larger lot and similar living area. One less bathroom and similar garage.

* Listing 2 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	833 E Penrod Drive	820 E Meadbrook St	850 E Penrod Dr	17502 Sudbury Ct
City, State	Carson, CA	Carson, CA	Carson, CA	Carson, CA
Zip Code	90746	90746	90746	90746
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.05 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,999	\$600,000	\$599,900
List Price \$	--	\$584,900	\$585,000	\$607,000
Sale Price \$	--	\$593,000	\$595,000	\$607,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	9/21/2018	10/24/2018	8/31/2018
DOM · Cumulative DOM	-- · --	46 · 76	42 · 110	8 · 29
Age (# of years)	40	50	40	41
Condition	Good	Good	Average	Good
Sales Type	--	Investor	Fair Market Value	Investor
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,007	1,975	2,208	1,835
Bdrm · Bths · ½ Bths	4 · 3	3 · 3	4 · 3	4 · 2 · 1
Total Room #	7	6	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	0.12 acres	0.08 acres	0.11 acres	0.08 acres
Other	None	None	None	None
Net Adjustment	--	+\$15,000	+\$30,000	+\$20,000
Adjusted Price	--	\$608,000	\$625,000	\$627,000

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

- Sold 1** Sold one is a standard sale with a smaller lot and similar living area. One less bedroom and similar garage. Bedroom = \$5,000 Lot = \$10,000
- Sold 2** Sold two is a standard sale with a similar lot and more living area. All other amenities are similar to the subject. Condition = \$40,000 GLA = \$-10,000
- Sold 3** Sold three is an investor remodeled with smaller lot and less living area. One less full bathroom and similar garage. Lot = \$10,000 GLA = \$5,000 Bathroom = \$5,000

* 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	\$630,000	\$630,000
Sales Price	\$620,000	\$620,000
30 Day Price	\$590,000	--

Comments Regarding Pricing Strategy

The subject property is a recently renovated property. The average lot for a SFR in the area is between 3,000 - 6,000 sq/ft, the subject has an average lot. The average GLA for 4 bed 3 bath is between 1,600 - 2,000 sq/ft, the subject has above average GLA for its amenities. Garages are common for the neighborhood. Search was expanded to sold back six months for most proximate comps. Due to high competition in the area, listings are valued below market to attract buyers and tend to sell above listing value like sold comps 1 and 2.

VII. 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.

VIII. Property Images

Address 833 E Penrod Drive, Carson, CA 90746

Loan Number 33767

Suggested List \$630,000

Suggested Repaired \$630,000

Sale \$620,000



Subject 833 E Penrod Dr

View Front



Subject 833 E Penrod Dr

View Address Verification

VIII. Property Images (continued)

Address 833 E Penrod Drive, Carson, CA 90746
Loan Number 33767 Suggested List \$630,000 Suggested Repaired \$630,000 Sale \$620,000



Subject 833 E Penrod Dr

View Side



Subject 833 E Penrod Dr

View Side

VIII. Property Images (continued)

Address 833 E Penrod Drive, Carson, CA 90746
Loan Number 33767 **Suggested List** \$630,000

Suggested Repaired \$630,000

Sale \$620,000



Subject 833 E Penrod Dr

View Street



Subject 833 E Penrod Dr

View Street

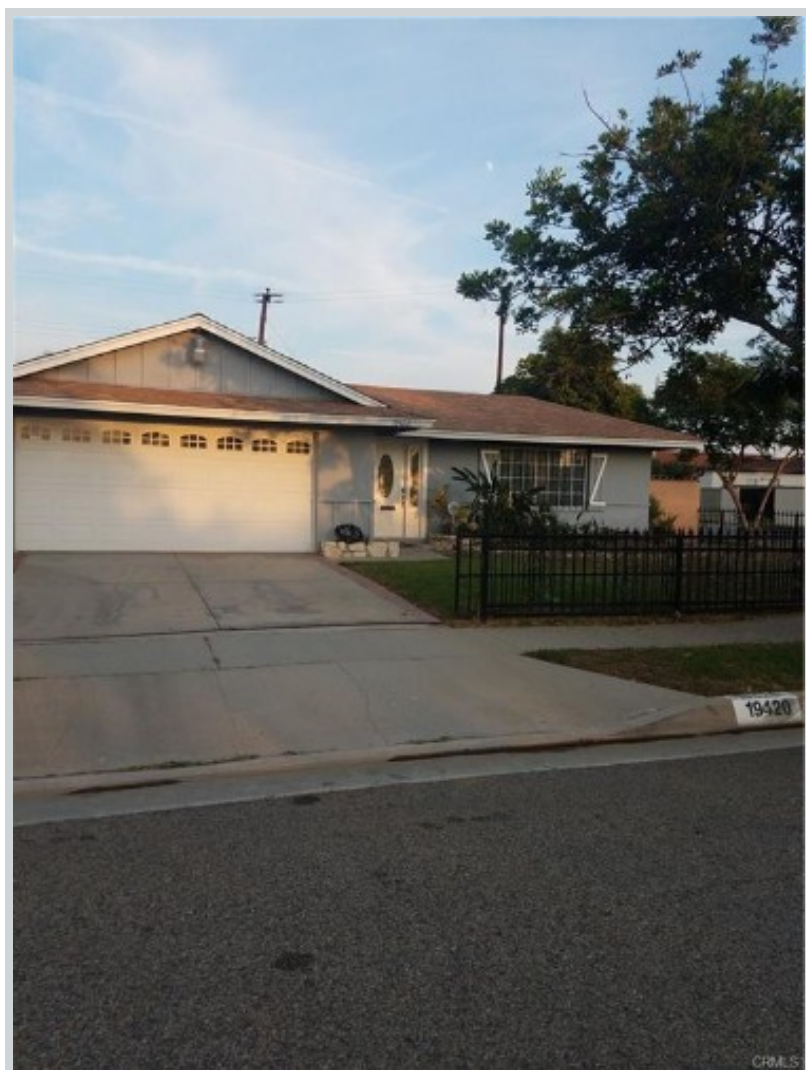
VIII. Property Images (continued)

Address 833 E Penrod Drive, Carson, CA 90746
Loan Number 33767 Suggested List \$630,000 Suggested Repaired \$630,000 Sale \$620,000



Subject 833 E Penrod Dr

View Other



Listing Comp 1 19420 Eddinton Dr

View Front

VIII. Property Images (continued)

Address 833 E Penrod Drive, Carson, CA 90746
Loan Number 33767 **Suggested List** \$630,000 **Suggested Repaired** \$630,000 **Sale** \$620,000



Listing Comp 2 519 E Cassidy St

View Front



Listing Comp 3 19322 Dunbrooke Ave

View Front

VIII. Property Images (continued)

Address 833 E Penrod Drive, Carson, CA 90746
Loan Number 33767 **Suggested List** \$630,000

Suggested Repaired \$630,000

Sale \$620,000



Sold Comp 1 820 E Meadbrook St

View Front



Sold Comp 2 850 E Penrod Dr

View Front

VIII. Property Images (continued)

Address 833 E Penrod Drive, Carson, CA 90746
Loan Number 33767

Suggested List \$630,000

Suggested Repaired \$630,000

Sale \$620,000

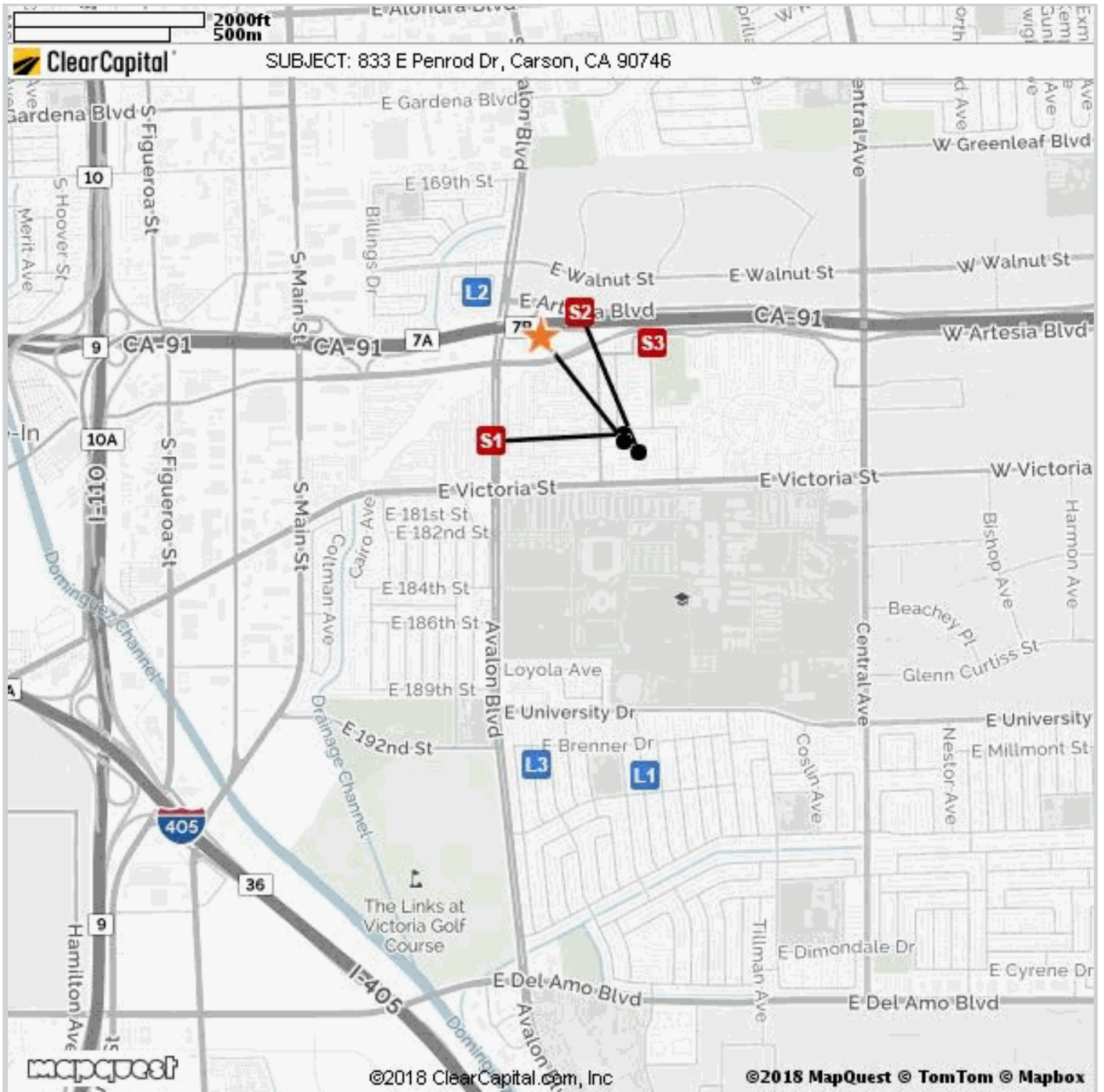


Sold Comp 3 17502 Sudbury Ct

View Front

ClearMaps Addendum

Address ★ 833 E Penrod Drive, Carson, CA 90746
 Loan Number 33767 Suggested List \$630,000 Suggested Repaired \$630,000 Sale \$620,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	833 E Penrod Dr, Carson, CA	--	Parcel Match
L1 Listing 1	19420 Eddinton Dr, Carson, CA	0.95 Miles ¹	Parcel Match
L2 Listing 2	519 E Cassidy St, Carson, CA	0.57 Miles ¹	Parcel Match
L3 Listing 3	19322 Dunbrooke Ave, Carson, CA	0.96 Miles ¹	Parcel Match
S1 Sold 1	820 E Meadbrook St, Carson, CA	0.02 Miles ¹	Parcel Match
S2 Sold 2	850 E Penrod Dr, Carson, CA	0.05 Miles ¹	Parcel Match
S3 Sold 3	17502 Sudbury Ct, Carson, CA	0.23 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	Leonel Enrique Molina Jr.	Company/Brokerage	First Investments Realty & Mortgage
License No	01720799	License State	CA
License Expiration	01/02/2020	Email	lmolinajrbroker@gmail.com
Phone	5624120960	Date Signed	11/29/2018
Broker Distance to Subject	6.14 miles		

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.