

# 415 N Alhambra Avenue A, Monterey Park, CA 91755

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.

<b>Address</b>	415 N Alhambra Avenue A, Monterey Park, CA 91755	<b>Order ID</b>	6110015	<b>Property ID</b>	26213845
<b>Inspection Date</b>	03/20/2019	<b>Date of Report</b>	03/20/2019		
<b>Loan Number</b>	35812	<b>APN</b>	5255-020-062		
<b>Borrower Name</b>	BPF2				

## Tracking IDs

<b>Order Tracking ID</b>	CS_FundingBatch59_03.19.2019	<b>Tracking ID 1</b>	CS_FundingBatch59_03.19.2019
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## I. General Conditions

<b>Property Type</b>	Condo	<b>Condition Comments</b>	
<b>Occupancy</b>	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.	
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Untitled HOA		
<b>Association Fees</b>	\$350 / Month (Landscaping)		
<b>Visible From Street</b>	Visible		

## II. Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		Expired 09/26/18	
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	1		
<b># of Sales in Previous 12 Months</b>	0		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/26/2018	\$450,000	--	--	Expired	09/26/2018	\$450,000	MLS

## III. Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The neighborhood consist of conforming, average to good quality SFR's with average to good maintenance levels. Most homes in this area are owner occupied and commercial uses are limited and located mostly on thoroughfares and in shopping centers. Supporting services, schools and parks are located within close proximity, as are freeways and employment centers.	
<b>Sales Prices in this Neighborhood</b>	Low: \$500,000 High: \$600,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	415 N Alhambra Avenue A	503 Pomelo Ave #B	517 S Orange Ave #A	303 N Lincoln Ave #B
City, State	Monterey Park, CA	Monterey Park, CA	Monterey Park, CA	Monterey Park, CA
Zip Code	91755	91755	91755	91755
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.78 <sup>1</sup>	0.77 <sup>1</sup>	0.25 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$520,000	\$539,900	\$598,000
List Price \$	--	\$520,000	\$539,900	\$598,000
Original List Date		03/03/2019	01/24/2019	09/28/2018
DOM · Cumulative DOM	-- · --	17 · 17	43 · 55	10 · 173
Age (# of years)	38	41	38	33
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Other Condo	Other Condo	Other Condo	Other Condo
# Units	1	1	1	1
Living Sq. Feet	1,334	1,391	1,498	1,560
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	3 · 3	4 · 3
Total Room #	8	8	8	9
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 acres	0 acres	0 acres	0 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** Comparable List 3 is similar to subject with similar condition and location. Overall well maintained with similar buyer and market appeal.

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	415 N Alhambra Avenue A	508 S Sefton Ave #A	522 Sefton Ave #D	335 Pomelo Ave #B
City, State	Monterey Park, CA	Monterey Park, CA	Monterey Park, CA	Monterey Park, CA
Zip Code	91755	91755	91755	91755
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 <sup>1</sup>	0.77 <sup>1</sup>	0.67 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$515,000	\$542,000	\$593,000
List Price \$	--	\$515,000	\$542,000	\$593,000
Sale Price \$	--	\$515,000	\$542,000	\$593,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	10/17/2018	10/16/2018	11/2/2018
DOM · Cumulative DOM	-- · --	22 · 83	76 · 118	48 · 122
Age (# of years)	38	45	38	28
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Other Condo	Other Condo	Other Condo	Other Condo
# Units	1	1	1	1
Living Sq. Feet	1,334	1,556	1,498	1,427
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	3 · 3	3 · 3
Total Room #	8	8	8	8
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 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	-\$20,424	-\$15,088	-\$1,000
Adjusted Price	--	\$494,576	\$526,912	\$592,000

### 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** Sale 2 is similar to subject with similar condition, similar property style and appeal. Overall well maintained.

**Sold 3** Sale 3 is similar to subject due to condition and location. Similar property style, buyer and market appeal.

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$549,000	\$549,000
<b>Sales Price</b>	\$540,000	\$540,000
<b>30 Day Price</b>	\$508,000	--

### 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.

## 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** 415 N Alhambra Avenue A, Monterey Park, CA 91755  
**Loan Number** 35812

**Suggested List** \$549,000

**Suggested Repaired** \$549,000

**Sale** \$540,000



**Subject** 415 N Alhambra Ave Unit A

**View** Front



**Subject** 415 N Alhambra Ave Unit A

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 415 N Alhambra Avenue A, Monterey Park, CA 91755  
**Loan Number** 35812 **Suggested List** \$549,000 **Suggested Repaired** \$549,000 **Sale** \$540,000



**Subject** 415 N Alhambra Ave Unit A **View** Side



**Subject** 415 N Alhambra Ave Unit A **View** Side

**VIII. Property Images (continued)**

**Address** 415 N Alhambra Avenue A, Monterey Park, CA 91755  
**Loan Number** 35812      **Suggested List** \$549,000      **Suggested Repaired** \$549,000      **Sale** \$540,000



**Subject** 415 N Alhambra Ave Unit A      **View** Street



**Subject** 415 N Alhambra Ave Unit A      **View** Street

**VIII. Property Images (continued)**

**Address** 415 N Alhambra Avenue A, Monterey Park, CA 91755  
**Loan Number** 35812

**Suggested List** \$549,000

**Suggested Repaired** \$549,000

**Sale** \$540,000



**Listing Comp 1** 503 Pomelo Ave #B

**View** Front



**Listing Comp 2** 517 S Orange Ave #A

**View** Front



**VIII. Property Images (continued)**

**Address** 415 N Alhambra Avenue A, Monterey Park, CA 91755  
**Loan Number** 35812

**Suggested List** \$549,000

**Suggested Repaired** \$549,000

**Sale** \$540,000



**Listing Comp 3** 303 N Lincoln Ave #B

**View** Front



**Sold Comp 1** 508 S Sefton Ave #A

**View** Front

**VIII. Property Images (continued)**

**Address** 415 N Alhambra Avenue A, Monterey Park, CA 91755  
**Loan Number** 35812

**Suggested List** \$549,000

**Suggested Repaired** \$549,000

**Sale** \$540,000



**Sold Comp 2** 522 Sefton Ave #D

**View** Front

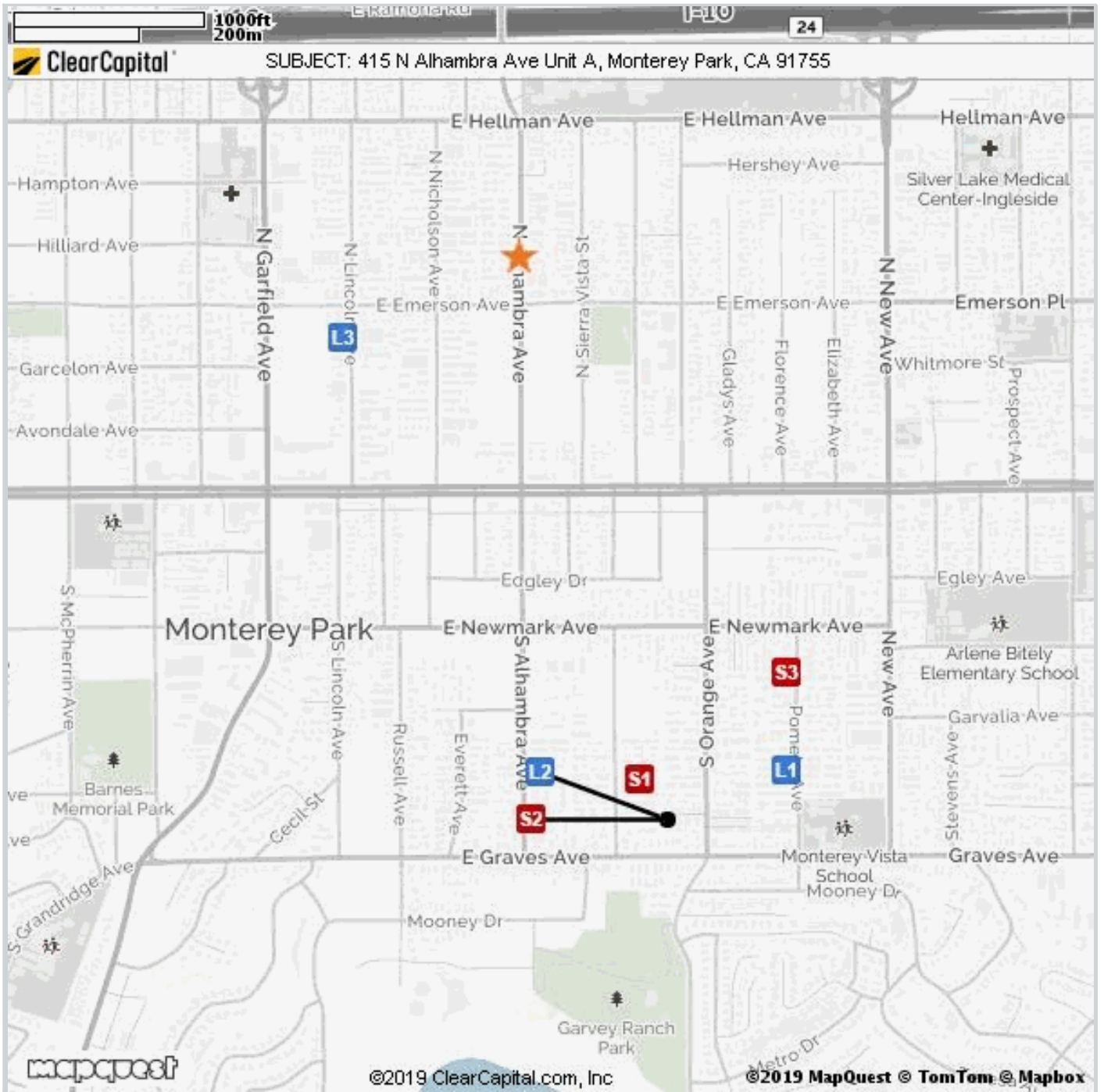


**Sold Comp 3** 335 Pomelo Ave #B

**View** Front

**ClearMaps Addendum**

**Address** ★ 415 N Alhambra Avenue A, Monterey Park, CA 91755  
**Loan Number** 35812      **Suggested List** \$549,000      **Suggested Repaired** \$549,000      **Sale** \$540,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	415 N Alhambra Ave Unit A, Monterey Park, CA	--	Parcel Match
L1 Listing 1	503 Pomelo Ave #B, Monterey Park, CA	0.78 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	517 S Orange Ave #A, Monterey Park, CA	0.77 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	303 N Lincoln Ave #B, Monterey Park, CA	0.25 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	508 S Sefton Ave #A, Monterey Park, CA	0.72 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	522 Sefton Ave #D, Monterey Park, CA	0.77 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	335 Pomelo Ave #B, Monterey Park, CA	0.67 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Eddy Gerardo Chavarria	<b>Company/Brokerage</b>	Las Casas Realty, Inc.
<b>License No</b>	01040221		
<b>License Expiration</b>	10/16/2019	<b>License State</b>	CA
<b>Phone</b>	3232542206	<b>Email</b>	chavarriaeddy@gmail.com
<b>Broker Distance to Subject</b>	5.64 miles	<b>Date Signed</b>	03/20/2019

*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 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.**