

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	9831 Sepulveda Boulevard 8, North Hills, CA 91343	Order ID	6141529	Property ID	26363955
Inspection Date	04/17/2019	Date of Report	04/18/2019		
Loan Number	37286	APN	2656-003-027		
Borrower Name	CRE	County	Los Angeles		

Tracking IDs					
Order Tracking ID	CS_FundingBatch62_04.16.2019	Tracking ID 1	CS_FundingBatch62_04.16.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Champery Real Estate 2015 LLC	Exterior of complex looked to be in good condition. Unit was not visible from street. Situated on a high traffic street but I do not believe it to be an external obsolescence to adjust for since I have included comps that are also on high traffic streets. All comparable pictures are from the MLS.
R. E. Taxes	\$340,413	
Assessed Value	\$270,000	
Zoning Classification	LARD2	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Lassen Managment 8188308229	
Association Fees	\$330 / Month (Pool,Other: spa, trash, water)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Situated on a high traffic street which offer mix of condo buildings with varied style/size complex. There are a total of 11 listing/sales with 1 short sale and 10 standard sales with 10 (+/-) age and 20% (+/-) GLA of Subject.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$295,000 High: \$365,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9831 Sepulveda Boulevard 8	9831 Sepulveda Blvd #25	9834 Sepulveda Blvd #115	9928 Sepulveda Blvd #6
City, State	North Hills, CA	North Hills, CA	North Hills, CA	Mission Hills, CA
Zip Code	91343	91343	91343	91345
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.08 ¹	0.17 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$350,000	\$324,499	\$379,000
List Price \$	--	\$350,000	\$324,499	\$365,000
Original List Date		04/16/2019	03/02/2019	03/22/2019
DOM · Cumulative DOM	-- · --	1 · 2	45 · 47	26 · 27
Age (# of years)	42	42	37	41
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	914	1,034	909	975
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	2 · 2	2 · 1 · 1
Total Room #	5	6	5	5
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 acres	0 acres	0 acres	0 acres
Other	patio, CA	patio, CA	CA, patio, FP	CA, patio, FP

* 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.

Current Listings - Cont.

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

- Listing 1** Situated in same complex as Subject. Laminated wood flooring. HOA \$360 with pool and spa. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.
- Listing 2** Kitchen with breakfast area and granite counters. Living room with fireplace. HOA \$250 with no amenities. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.
- Listing 3** Remodeled. Newer flooring and fixtures. Living room with fireplace. HOA \$324 with pool and spa. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	9831 Sepulveda Boulevard 8	9714 Sepulveda Blvd #207	9714 Sepulveda Blvd #104	9800 Sepulveda Blvd #42
City, State	North Hills, CA	North Hills, CA	North Hills, CA	North Hills, CA
Zip Code	91343	91343	91343	91343
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.18 ¹	0.09 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$300,000	\$329,999	\$359,000
List Price \$	--	\$300,000	\$329,999	\$359,000
Sale Price \$	--	\$315,000	\$335,000	\$359,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/12/2018	12/14/2018	11/20/2018
DOM · Cumulative DOM	-- · --	15 · 77	8 · 45	6 · 42
Age (# of years)	42	34	34	38
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	1 Story Condo	1 Story Condo	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	914	844	1,051	1,039
Bdrm · Bths · ½ Bths	2 · 2	2 · 1 · 1	3 · 2	2 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 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	patio, CA	patio, CA	patio, CA	patio, CA
Net Adjustment	--	\$0	-\$6,850	-\$6,250
Adjusted Price	--	\$315,000	\$328,150	\$352,750

* 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.

Recent Sales - Cont.

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

- Sold 1** Kitchen with granite counters and newly refinished cabinets. Laminated wood flooring. HOA \$352 with pool and spa. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.
- Sold 2** Newer flooring. Kitchen with granite counters, white cabinets and SS appliances. HOA \$407 with pool and spa. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.
- Sold 3** Kitchen with granite counters and newer appliances. Newly painted interior. HOA \$302 with pool and spa. Every effort was made to stay within the guidelines, but with limited comps I have included the best available and adjusted accordingly. No sale or transfer history of any kind was located. I was not able to find any transfers of any type between parties in the past 12 months either in the MLS or any public record that I have access to.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There has not been any listing/sales in the MLS but there is a public record sale for \$77000 on 05/20/1999.			
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	\$324,000	\$324,000
Sales Price	\$319,000	\$319,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
The price I have indicated is in my opinion the best price for Subject with all the adjustments I have made.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in good condition. Comps are similar in characteristics, located within 0.18 miles and the sold comps closed within the last 5 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 9831 Sepulveda Blvd #25
North Hills, CA 91343



Front

L2 9834 Sepulveda Blvd #115
North Hills, CA 91343



Front

L3 9928 Sepulveda Blvd #6
Mission Hills, CA 91345



Front

Sales Photos

S1 9714 Sepulveda Blvd #207
North Hills, CA 91343



Front

S2 9714 Sepulveda Blvd #104
North Hills, CA 91343



Front

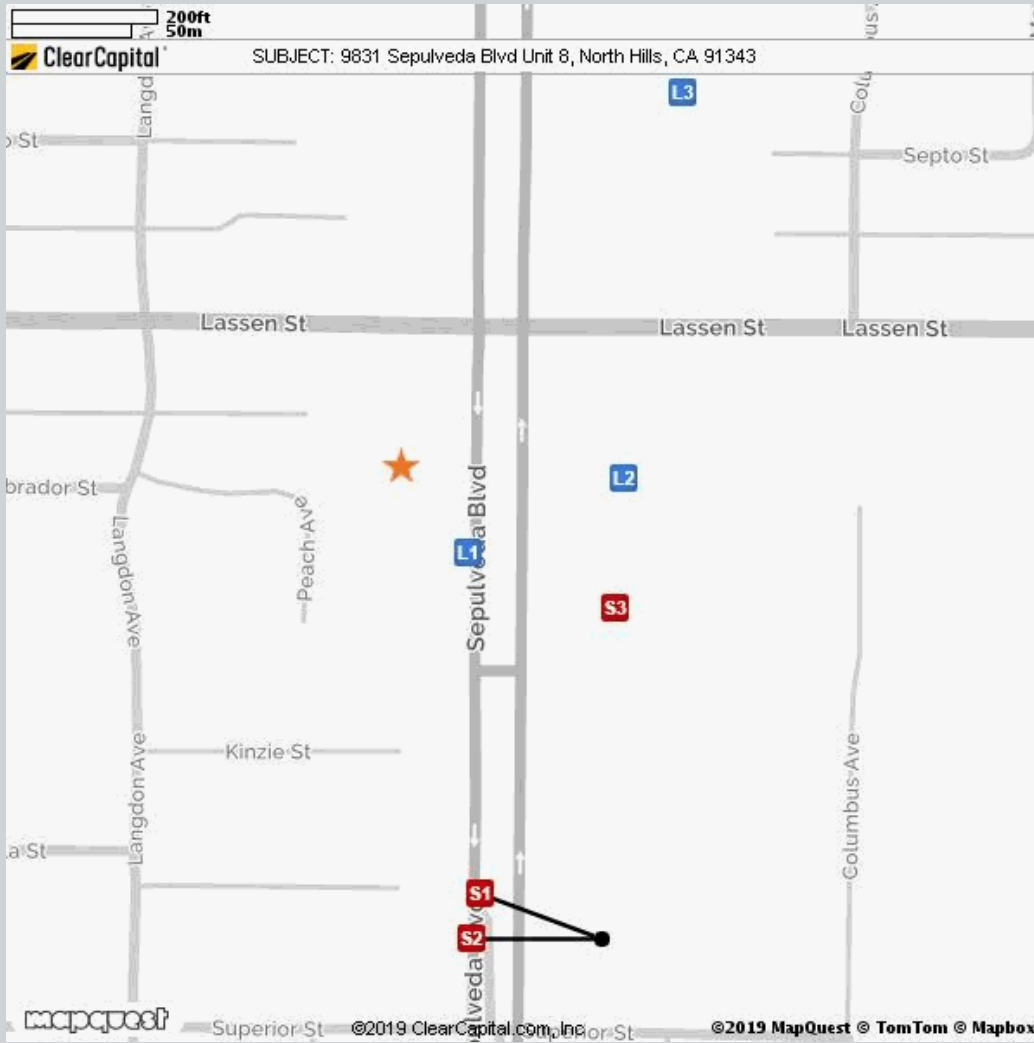
S3 9800 Sepulveda Blvd #42
North Hills, CA 91343



Front

ClearMaps Addendum

Address ★ 9831 Sepulveda Boulevard 8, North Hills, CA 91343
Loan Number 37286 **Suggested List** \$324,000 **Suggested Repaired** \$324,000 **Sale** \$319,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9831 Sepulveda Blvd Unit 8, North Hills, CA	--	Parcel Match
L1 Listing 1	9831 Sepulveda Blvd #25, North Hills, CA	0.04 Miles ¹	Parcel Match
L2 Listing 2	9834 Sepulveda Blvd #115, North Hills, CA	0.08 Miles ¹	Parcel Match
L3 Listing 3	9928 Sepulveda Blvd #6, Mission Hills, CA	0.17 Miles ¹	Parcel Match
S1 Sold 1	9714 Sepulveda Blvd #207, North Hills, CA	0.18 Miles ¹	Parcel Match
S2 Sold 2	9714 Sepulveda Blvd #104, North Hills, CA	0.18 Miles ¹	Parcel Match
S3 Sold 3	9800 Sepulveda Blvd #42, North Hills, CA	0.09 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	Hilda Ambarsoom	Company/Brokerage	Keller Williams R. E. Services
License No	01185791	Address	889 Americana Way #408 Glendale CA 91210
License Expiration	08/10/2022	License State	CA
Phone	8189199987	Email	HAmbarsoom@sbcglobal.net
Broker Distance to Subject	14.08 miles	Date Signed	04/17/2019

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.