

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	4349 137th Street, Hawthorne, CALIFORNIA 90250	Order ID	6269156	Property ID	26980188
Inspection Date	08/01/2019	Date of Report	08/01/2019		
Loan Number	38242	APN	4045-008-028		
Borrower Name	CRR	County	Los Angeles		

Tracking IDs					
Order Tracking ID	CS_FundingBatch74_7.31.2019	Tracking ID 1	CS_FundingBatch74_7.31.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Wedgewood Intermediary I LLC	Subject is a three unit residential income property situated in the central section of the city of Hawthorne; The exterior appears to be adequately maintained. I did observe areas of stucco at lower left side that appears to have been patched - Recommend painting to make color conform; There were no other signs of damage or repairs required based on exterior observation. Most of the homes in the subject market area have modern amenities and upgrades. Expanded search radius to 1 1/2 miles and sale dates to 6 months - No affect on valuation. This was necessary to find 2-4 units of similar GLA and condition in subject immediate market area.
R. E. Taxes	\$852,731	
Assessed Value	\$11,076	
Zoning Classification	Residential	
Property Type	Duplex	
Occupancy	Occupied	
Ownership Type	Other	
Property Condition	Average	
Estimated Exterior Repair Cost	\$600	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$600	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	Home is centrally located to all local conveniences, shopping, schools, parks and other places of interest and is situated in the central section of the city of Hawthorne.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$450,000 High: \$1,300,000	
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	4349 137th Street	4777 W 135th St	12828 Doty Ave	3334 W 139th St
City, State	Hawthorne, CALIFORNIA	Hawthorne, CA	Hawthorne, CA	Hawthorne, CA
Zip Code	90250	90250	90250	90250
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.85 ¹	1.08 ¹
Property Type	Duplex	Duplex	3 Plex	3 Plex
Original List Price \$	\$	\$939,900	\$1,100,000	\$990,000
List Price \$	--	\$939,900	\$1,100,000	\$990,000
Original List Date		07/22/2019	08/01/2019	03/25/2019
DOM · Cumulative DOM	-- · --	10 · 10	0 · 0	129 · 129
Age (# of years)	57	76	29	60
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	1 Story Contemp	2 Stories Contemp	2 Stories Contemp	1 Story Contemp
# Units	3	2	3	3
Living Sq. Feet	3,466	2,630	3,709	3,005
Bdrm · Bths · ½ Bths	7 · 4	5 · 3	8 · 6	6 · 3
Total Room #	13	9	14	12
Garage (Style/Stalls)	Detached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.2 acres	0.14 acres	0.12 acres	0.32 acres
Other	No items noted	No items noted	No items noted	No items noted

* 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.

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

Listing 1 Inferior GLA and unit count; Inferior lot size New wood laminate flooring; Central AC; Fresh interior paint

Listing 2 Similar GLA and equal unit count; Inferior lot size Master bed suite; Shared community laundry

Listing 3 Similar GLA and equal unit count; Superior lot size Wall to wall carpeting; No other MLS info available

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4349 137th Street	4214 W Broadway	13801 Cerise Ave	5003 W 140th St
City, State	Hawthorne, CALIFORNIA	Hawthorne, CA	Hawthorne, CA	Hawthorne, CA
Zip Code	90250	90250	90250	90250
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.84 ¹	1.00 ¹	0.90 ¹
Property Type	Duplex	3 Plex	3 Plex	Duplex
Original List Price \$	--	\$875,000	\$1,100,000	\$950,000
List Price \$	--	\$875,000	\$1,100,000	\$950,000
Sale Price \$	--	\$930,000	\$1,000,000	\$930,000
Type of Financing	--	Fha	Exchange/Trade	Fha
Date of Sale	--	06/28/2019	03/05/2019	06/20/2019
DOM · Cumulative DOM	-- · --	14 · 60	51 · 155	29 · 85
Age (# of years)	57	63	58	84
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	1 Story Contemp	1 Story Contemp	1 Story Contemp	1 Story Contemp
# Units	3	3	3	2
Living Sq. Feet	3,466	2,718	3,336	2,571
Bdrm · Bths · ½ Bths	7 · 4	7 · 3	9 · 6	6 · 4
Total Room #	13	13	15	10
Garage (Style/Stalls)	Detached 3 Car(s)	Attached 3 Car(s)	Attached 4 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	0.2 acres	0.21 acres	0.22 acres	0.23 acres
Other	No items noted	No items noted	No items noted	No items noted
Net Adjustment	--	+\$42,000	-\$9,000	+\$69,000
Adjusted Price	--	\$972,000	\$991,000	\$999,000

* Sold 2 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 Inferior GLA and equal unit count; Similar lot size Adjust +42000 GLA:

Sold 2 Similar GLA and equal unit count; Similar lot size Adjust +6000 GLA; -10000 garage; -5000 lot

Sold 3 Inferior GLA and unit count; Similar lot size Adjust +54000 GLA; +20000 unit count; -5000 lot

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Not listed in the past year.				
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	\$989,999	\$990,999
Sales Price	\$989,000	\$990,000
30 Day Price	\$979,000	--
Comments Regarding Pricing Strategy		
Price conclusion is based on the adjusted sold comps and current market conditions. Recommend continuing to monitor market conditions and agent inspection feedback.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition with \$600 recommended in total repairs. Comps are similar in characteristics, located within 1.08 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.
-------------------------	--

Subject Photos



Front



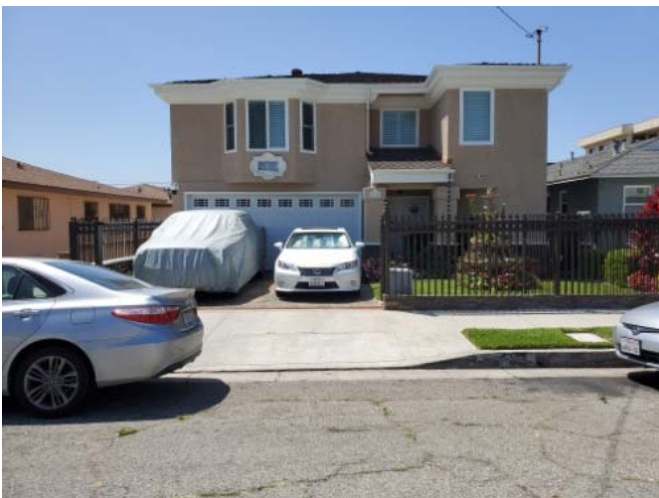
Address Verification



Side



Side



Street



Street

Subject Photos



Street



Other

Listing Photos

L1 4777 W 135th St
Hawthorne, CA 90250



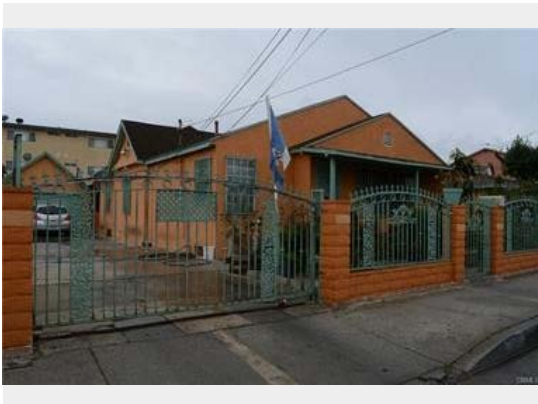
Front

L2 12828 Doty Ave
Hawthorne, CA 90250



Front

L3 3334 W 139th St
Hawthorne, CA 90250



Front

Sales Photos

S1 4214 W Broadway
Hawthorne, CA 90250



Front

S2 13801 Cerise Ave
Hawthorne, CA 90250




Front

S3 5003 W 140th St
Hawthorne, CA 90250



Front

ClearMaps Addendum

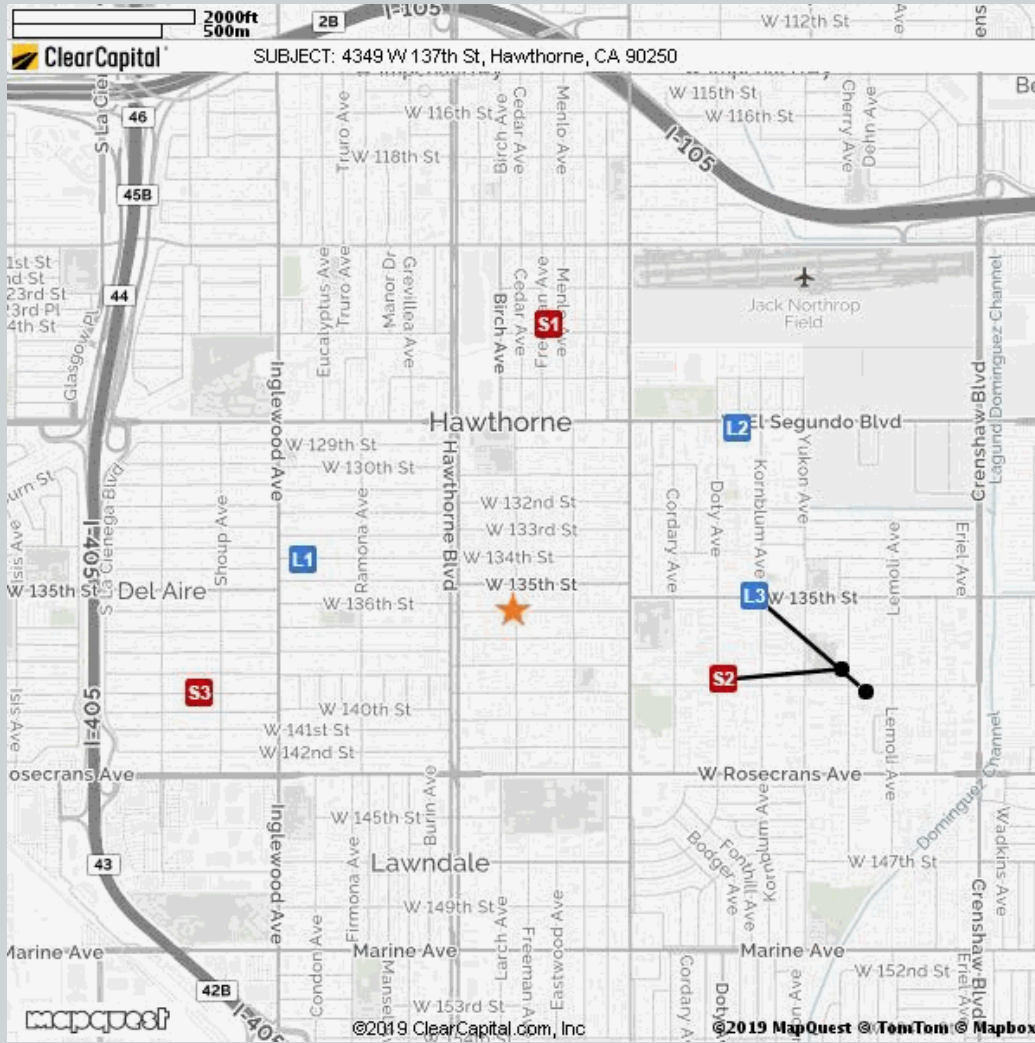
Address  4349 137th Street, Hawthorne, CALIFORNIA 90250








Loan Number 38242

Suggested List \$989,999

Suggested Repaired \$990,999

Sale \$989,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	4349 W 137th St, Hawthorne, CA	--	Parcel Match
 Listing 1	4777 W 135th St, Hawthorne, CA	0.60 Miles ¹	Parcel Match
 Listing 2	12828 Doty Ave, Hawthorne, CA	0.85 Miles ¹	Parcel Match
 Listing 3	3334 W 139th St, Hawthorne, CA	1.08 Miles ¹	Parcel Match
 Sold 1	4214 W Broadway, Hawthorne, CA	0.84 Miles ¹	Parcel Match
 Sold 2	13801 Cerise Ave, Hawthorne, CA	1.00 Miles ¹	Parcel Match
 Sold 3	5003 W 140th St, Hawthorne, CA	0.90 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	Michael Midland	Company/Brokerage	Midland Real Estate Services
License No	01408897	Address	1909 230th St Torrance CA 90501
License Expiration	09/24/2022	License State	CA
Phone	3104334880	Email	mmidland@michaelmidland.com
Broker Distance to Subject	6.71 miles	Date Signed	08/01/2019

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.