

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>         | 8025 Cyclamen Way, Buena Park, CA 90620 | <b>Order ID</b>       | 6255487    | <b>Property ID</b> | 26903249 |
| <b>Inspection Date</b> | 07/20/2019                              | <b>Date of Report</b> | 07/21/2019 |                    |          |
| <b>Loan Number</b>     | 38289                                   | <b>APN</b>            | 070-351-19 |                    |          |
| <b>Borrower Name</b>   | Catamount Properties 2018 LLC           | <b>County</b>         | Orange     |                    |          |

| Tracking IDs             |                   |                      |                   |  |  |
|--------------------------|-------------------|----------------------|-------------------|--|--|
| <b>Order Tracking ID</b> | CITL_BPO_07.20.19 | <b>Tracking ID 1</b> | CITL_BPO_07.20.19 |  |  |
| <b>Tracking ID 2</b>     | --                | <b>Tracking ID 3</b> | --                |  |  |

## General Conditions

|                                       |                             |   |  |
|---------------------------------------|-----------------------------|---|--|
| <b>Owner</b>                          | Angel & Edward Family Trust | <b>Condition Comments</b>   |  |
| <b>R. E. Taxes</b>                    | \$946                       | Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required. |  |
| <b>Assessed Value</b>                 | \$24,117                    |   |  |
| <b>Zoning Classification</b>          | Residential                 |   |  |
| <b>Property Type</b>                  | SFR                         |   |  |
| <b>Occupancy</b>                      | Occupied                    |   |  |
| <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>                            | No                          |   |  |
| <b>Visible From Street</b>            | Visible                     |   |  |
| <b>Road Type</b>                      | Public                      |   |  |

## Neighborhood & Market Data

|  |  |   |  |
|--|--|---|--|
| <b>Location Type</b>                     | Suburban                               | <b>Neighborhood Comments</b>  |  |
| <b>Local Economy</b>                     | Stable                                 | The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable. |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$409,600<br>High: \$684,000      |   |  |
| <b>Market for this type of property</b>  | Remained Stable for the past 6 months. |   |  |
| <b>Normal Marketing Days</b>             | <180                                   |   |  |

## Current Listings

|                               | Subject               | Listing 1             | Listing 2 *           | Listing 3             |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 8025 Cyclamen Way     | 8241 Poinsettia Drive | 7947 Aster Circle     | 202 Grand Avenue      |
| <b>City, State</b>            | Buena Park, CA        | Buena Park, CA        | Buena Park, CA        | Anaheim, CA           |
| <b>Zip Code</b>               | 90620                 | 90620                 | 90620                 | 92804                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.28 <sup>1</sup>     | 0.10 <sup>1</sup>     | 1.63 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$550,000             | \$589,000             | \$603,000             |
| <b>List Price \$</b>          | --                    | \$550,000             | \$558,837             | \$599,000             |
| <b>Original List Date</b>     |                       | 07/18/2019            | 06/21/2019            | 01/11/2019            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 3 · 3                 | 30 · 30               | 191 · 191             |
| <b>Age (# of years)</b>       | 63                    | 64                    | 61                    | 63                    |
| <b>Condition</b>              | Average               | Average               | Average               | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | 2 Stories Colonial    | 1 Story ranch         | 1 Story ranch         | 1 Story ranch         |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,656                 | 1,210                 | 1,419                 | 1,678                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 4 · 2                 | 3 · 1                 | 3 · 1                 | 3 · 2                 |
| <b>Total Room #</b>           | 7                     | 6                     | 6                     | 6                     |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     |
| <b>Basement (Yes/No)</b>      | No                    | No                    | No                    | No                    |
| <b>Basement (% Fin)</b>       | 0%                    | 0%                    | 0%                    | 0%                    |
| <b>Basement Sq. Ft.</b>       | --                    | --                    | --                    | --                    |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | --                    |
| <b>Lot Size</b>               | 0.140 acres           | 0.14 acres            | 0.14 acres            | 0.17 acres            |
| <b>Other</b>                  | None                  | None                  | None                  | None                  |

\* 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.

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

**Listing 1** Active1 => Bed= \$5000, Bath= \$4000, GLA= \$11150, Total= \$20150, Net Adjusted Value= \$570150 The property is similar in style and bed/bath count to the subject.

**Listing 2** Active2 => Bed= \$5000, Bath= \$4000, GLA= \$5925, Total= \$14925, Net Adjusted Value= \$573762 The property is similar in GLA, and similar in style to the subject.

**Listing 3** Active3 => Bed= \$5000, Total= \$5000, Net Adjusted Value= \$604000 The property is similar in style and bed/bath count to the subject.

### Recent Sales

|                               | Subject               | Sold 1 *              | Sold 2                | Sold 3                |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 8025 Cyclamen Way     | 8097 Carnation Drive  | 4267 Hill Avenue      | 6842 Brenner Avenue   |
| <b>City, State</b>            | Buena Park, CA        | Buena Park, CA        | Fullerton, CA         | Buena Park, CA        |
| <b>Zip Code</b>               | 90620                 | 90620                 | 92833                 | 90621                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.09 <sup>1</sup>     | 0.82 <sup>1</sup>     | 0.60 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                    | \$580,000             | \$589,995             | \$569,000             |
| <b>List Price \$</b>          | --                    | \$580,000             | \$589,995             | \$569,000             |
| <b>Sale Price \$</b>          | --                    | \$512,000             | \$570,000             | \$560,000             |
| <b>Type of Financing</b>      | --                    | 0                     | 0                     | 0                     |
| <b>Date of Sale</b>           | --                    | 11/06/2018            | 11/20/2018            | 11/26/2018            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 28 · 68               | 22 · 39               | 6 · 41                |
| <b>Age (# of years)</b>       | 63                    | 63                    | 57                    | 64                    |
| <b>Condition</b>              | Average               | Average               | Average               | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | 2 Stories Colonial    | 1 Story ranch         | 1 Story ranch         | 1 Story ranch         |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,656                 | 1,912                 | 1,330                 | 1,809                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 4 · 2                 | 4 · 2                 | 4 · 2                 | 3 · 1 · 1             |
| <b>Total Room #</b>           | 7                     | 7                     | 7                     | 6                     |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     |
| <b>Basement (Yes/No)</b>      | No                    | No                    | No                    | No                    |
| <b>Basement (% Fin)</b>       | 0%                    | 0%                    | 0%                    | 0%                    |
| <b>Basement Sq. Ft.</b>       | --                    | --                    | --                    | --                    |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | --                    |
| <b>Lot Size</b>               | 0.140 acres           | 0.14 acres            | 0.14 acres            | 0.25 acres            |
| <b>Other</b>                  | None                  | None                  | None                  | None                  |
| <b>Net Adjustment</b>         | --                    | -\$6,400              | +\$8,150              | +\$3,265              |
| <b>Adjusted Price</b>         | --                    | \$505,600             | \$578,150             | \$563,265             |

\* Sold 1 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.

### Recent Sales - Cont.

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

- Sold 1** Sold1 => GLA= \$-6400, Total= \$-6400, Net Adjusted Value= \$505600 The property is similar in GLA, and similar in style to the subject.
- Sold 2** Sold2 => GLA= \$8150, Total= \$8150, Net Adjusted Value= \$578150 The property is similar in style and bed/bath count to the subject.
- Sold 3** Sold3 => Bed= \$5000, Bath= \$4000, Half Bath= \$-1250, GLA= \$-3825, Lot= \$-660, Total= \$3265, Net Adjusted Value= \$563265 The property is similar in style and bed/bath count to the subject.

## Subject Sales & Listing History

|  |                            |                                 |                         |               |                    |                     |               |
|--|----------------------------|---------------------------------|-------------------------|---------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       | <b>Listing History Comments</b> |                         |               |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            | None Noted                      |                         |               |                    |                     |               |
| <b>Listing Agent Name</b>                          |                            |                                 |                         |               |                    |                     |               |
| <b>Listing Agent Phone</b>                         |                            |                                 |                         |               |                    |                     |               |
| <b># of Removed Listings in Previous 12 Months</b> | 0                          |                                 |                         |               |                    |                     |               |
| <b># of Sales in Previous 12 Months</b>            | 0                          |                                 |                         |               |                    |                     |               |
| <b>Original List Date</b>                          | <b>Original List Price</b> | <b>Final List Date</b>          | <b>Final List Price</b> | <b>Result</b> | <b>Result Date</b> | <b>Result Price</b> | <b>Source</b> |

## Marketing Strategy

|   | <b>As Is Price</b> | <b>Repaired Price</b> |
|---|--------------------|-----------------------|
| <b>Suggested List Price</b>   | \$560,000          | \$560,000             |
| <b>Sales Price</b>  | \$550,000          | \$550,000             |
| <b>30 Day Price</b>   | \$540,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| <p>Subject is an SFR with GLA 1656 sq ft. In order to stay within 1 mile proximity, it was necessary to exceed lot size, 20% GLA, bed/bath count and style. Subject style seems unique in the neighborhood. Since there were no comparable available in the subject neighborhood, I was forced to exceed the style while selecting the comparable. The chosen comparable GLA seems inferior/superior to subject GLA, which also falls under 30% GLA criteria. Since there were only limited comparable available I was forced to use comparable with inferior/superior bed/bath count. Subject seems to locate near highways, hospital, park and commercial space, this does not have any impact on current market value. In delivering final valuation, most weight has been placed on CS1 and LC2, as they are most similar to subject condition and overall structure.</p> |                    |                       |

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.63 miles and the sold comps  
**Notes** closed within the last 9 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



Other



## Listing Photos

**L1** 8241 Poinsettia Drive  
Buena Park, CA 90620



Front

**L2** 7947 Aster Circle  
Buena Park, CA 90620



Front

**L3** 202 Grand Avenue  
Anaheim, CA 92804



Front

## Sales Photos

**S1** 8097 Carnation Drive  
Buena Park, CA 90620



Front

**S2** 4267 Hill Avenue  
Fullerton, CA 92833



Front

**S3** 6842 Brenner Avenue  
Buena Park, CA 90621



Front

### ClearMaps Addendum

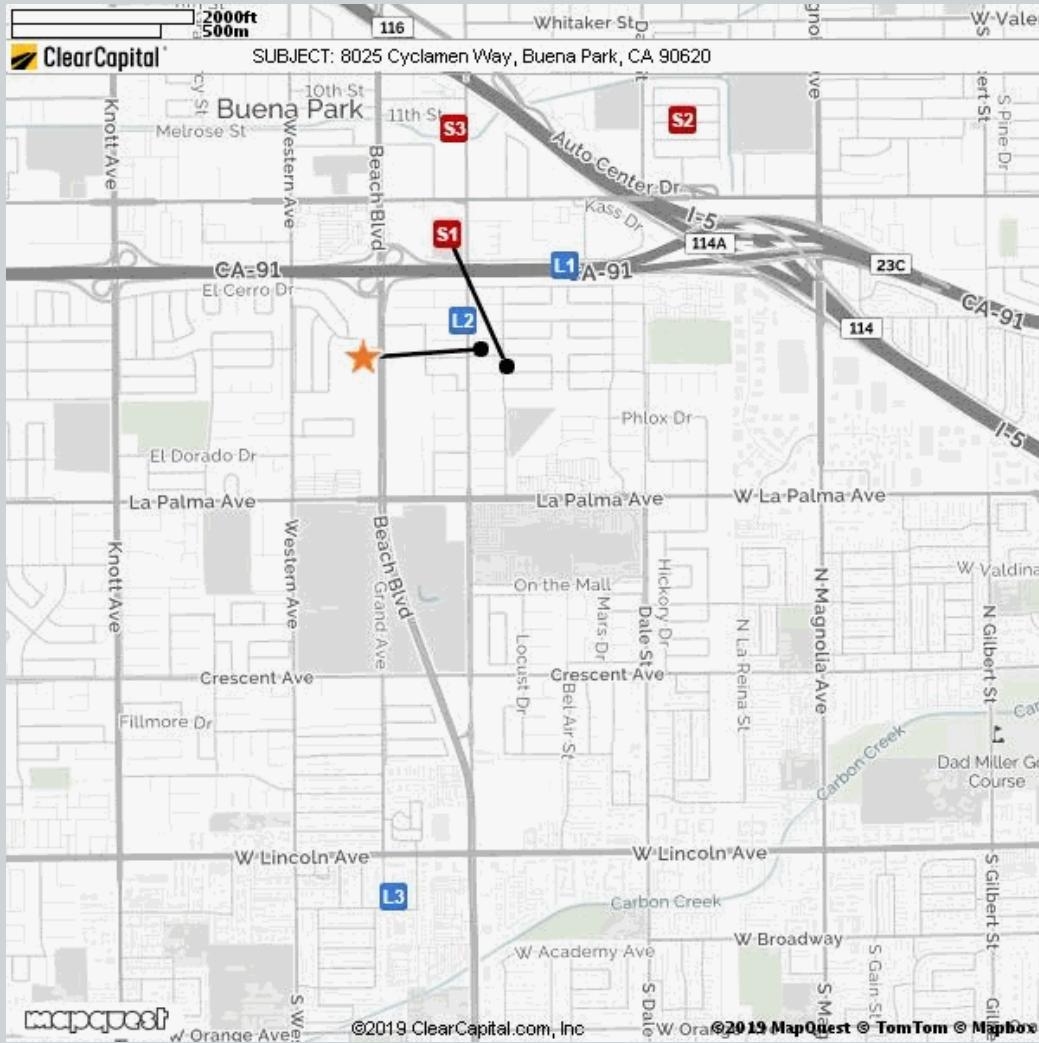
**Address** ★ 8025 Cyclamen Way, Buena Park, CA 90620

**Loan Number** 38289

**Suggested List** \$560,000

**Suggested Repaired** \$560,000

**Sale** \$550,000



| Comparable   | Address                               | Miles to Subject        | Mapping Accuracy |
|--------------|---------------------------------------|-------------------------|------------------|
| ★ Subject    | 8025 Cyclamen Way, Buena Park, CA     | --                      | Parcel Match     |
| L1 Listing 1 | 8241 Poinsettia Drive, Buena Park, CA | 0.28 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 7947 Aster Circle, Buena Park, CA     | 0.10 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 202 Grand Avenue, Anaheim, CA         | 1.63 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 8097 Carnation Drive, Buena Park, CA  | 0.09 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 4267 Hill Avenue, Fullerton, CA       | 0.82 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 6842 Brenner Avenue, Buena Park, CA   | 0.60 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.

### 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

|                                   |                    |                          |   |
|-----------------------------------|--------------------|--------------------------|---|
| <b>Broker Name</b>                | Karen Folgheraiter | <b>Company/Brokerage</b> | Blue Pacific Property                         |
| <b>License No</b>                 | 01741214           | <b>Address</b>           | 1432 Edinger Ave Suite 200 Tustin<br>CA 92708 |
| <b>License Expiration</b>         | 06/01/2022         | <b>License State</b>     | CA  |
| <b>Phone</b>                      | 7147465450         | <b>Email</b>             | bpokarenfolgheraiter@gmail.com                |
| <b>Broker Distance to Subject</b> | 11.90 miles        | <b>Date Signed</b>       | 07/21/2019                                    |

*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.**