

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	672 Griswold Avenue, San Fernando, CA 91340	Order ID	7042479	Property ID	29346879
Inspection Date	01/15/2021	Date of Report	01/20/2021		
Loan Number	39675	APN	2515-005-019		
Borrower Name	Catamount Properties 2018 LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	0113BPO_Update	Tracking ID 1	0113BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$7,949	Single family residence that looked to be in average/good condition from the outside. No visible repairs needed from the exterior. I cannot comment on the interior condition. Recent MLS did not include photos of the interior and no comments given.	
Assessed Value	\$538,292		
Zoning Classification	SFR1*		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	Situated in a residential area and surrounded by various style/size SFR properties. There is lack of comps in the 1-mile radius therefore I had to extend to 2- miles and included varied age, bed/bath count, lot size, style, condition, amenities and 20% (+/-) GLA of Subject with 15 listing/sales with all being Standard sales. There are 3 cities in the 2-mile radius which I had to include from. Market is currently volatile with the situation that is impacting the country. With the state back at only essential outings, market will be slow in the beginning of 2021 and beyond. I cann...	
Sales Prices in this Neighborhood	Low: \$647,000 High: \$808,000		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Situated in a residential area and surrounded by various style/size SFR properties. There is lack of comps in the 1-mile radius therefore I had to extend to 2- miles and included varied age, bed/bath count, lot size, style, condition, amenities and 20% (+/-) GLA of Subject with 15 listing/sales with all being Standard sales. There are 3 cities in the 2-mile radius which I had to include from. Market is currently volatile with the situation that is impacting the country. With the state back at only essential outings, market will be slow in the beginning of 2021 and beyond. I cannot confirm how market will be when we are in regular times.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	672 Griswold Avenue	13101 Daventry St	13256 Azores Ave	12190 Brookmont Ave
City, State	San Fernando, CA	Pacoima, CA	Sylmar, CA	Sylmar, CA
Zip Code	91340	91331	91342	91342
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.84 ¹	1.73 ¹	1.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$715,000	\$734,999	\$749,995
List Price \$	--	\$715,000	\$734,999	\$749,995
Original List Date		11/30/2020	12/12/2020	11/06/2020
DOM · Cumulative DOM	-- · --	46 · 51	4 · 39	61 · 75
Age (# of years)	19	71	9	23
Condition	Average	Average	Good	Good
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 ; City Skyline
Style/Design	1 Story Traditional	1 Story Traditional	2 Stories Spanish	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,752	2,395	2,276	2,472
Bdrm · Bths · ½ Bths	3 · 3	4 · 2	4 · 3	4 · 3
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.33 acres	0.15 acres	0.14 acres	0.20 acres
Other	Fence, patio, CA, FP	Fence, patio, wall unit, FP	Fence, patio, CA, FP	Fence, patio, CA, 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** Active status. Per comment in MLS garage converted into living space with permit. 4 bed 2 bath with 2395 GLA is what is stated in tax record for property. I cannot confirm if that includes the converted garage. Living room with fireplace. 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** Pending status as of 12/16/2020. Situated on a cul-de-sac street. Dual pane windows. Living room with fireplace. 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** Under Contract as of 01/08/2021. Living room with fireplace. Laminated wood flooring. 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	672 Griswold Avenue	13591 Brownell St	13116 Kismet Ave	13134 Vista View Cir
City, State	San Fernando, CA	San Fernando, CA	Sylmar, CA	Sylmar, CA
Zip Code	91340	91340	91342	91342
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	1.62 ¹	1.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$674,900	\$669,000	\$769,000
List Price \$	--	\$674,900	\$669,000	\$739,000
Sale Price \$	--	\$705,000	\$700,000	\$729,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/11/2020	10/22/2020	08/24/2020
DOM · Cumulative DOM	-- · --	6 · 46	4 · 42	41 · 123
Age (# of years)	19	4	58	9
Condition	Average	Good	Good	Good
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 Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Spanish
# Units	1	1	1	1
Living Sq. Feet	2,752	2,282	2,488	2,741
Bdrm · Bths · ½ Bths	3 · 3	4 · 3	4 · 3	4 · 2 · 1
Total Room #	7	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	Pool - Yes	--	--	--
Lot Size	0.33 acres	0.15 acres	0.17 acres	0.16 acres
Other	Fence, patio, CA, FP	Fence, patio, CA	Fence, patio, CA, FP	Fence, patio, CA, FP
Net Adjustment	--	+\$38,926	+\$42,317	-\$32,971
Adjusted Price	--	\$743,926	\$742,317	\$696,029

* 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** Laminated wood flooring. Carpeting in bedrooms. 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. Adjustments are -\$6000 age, +\$35250 GLA, +\$8176 lot size, +\$1500 FP, +\$40000 pool, -\$40000 condition.
- Sold 2** Laminated wood flooring. Living room with fireplace. 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. Adjustments are +\$15600 age, +\$19800 GLA, +\$6917 lot size, -\$40000 condition, +\$40000 pool.
- Sold 3** Situated on a cul-de-sac street. Living room with fireplace. 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. Adjustments are -\$4000 age, +\$2500 bath, +\$825 GLA, +\$7704 lot size, -\$40000 condition, +\$40000 pool.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed on 10/24/2019 for \$480000 and sold for \$420000 on 02/29/2020 as a Short sale. There is a public record sale for \$62500.00 on 12/20/1999.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
10/24/2019	\$480,000	--	--	Sold	02/29/2020	\$420,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$740,000	\$740,000
Sales Price	\$739,000	\$739,000
30 Day Price	\$738,000	--
Comments Regarding Pricing Strategy		
<p>The amount I have indicated is in my opinion the best value for Subject with all the adjustments I have made. Adjustments are as follows: \$400.00 per year for age, \$1.00 per sqft lot size, \$75.00 GLA, \$7500.00 full bath, \$2500.00 half bath, \$10000.00 cooling, \$40000.00 condition and pool, \$5000.00 per garage space, \$30000.00 view. Market is currently volatile with the situation that is impacting the country. With the state back at only essential outings, market will be slow in the beginning of 2021 and beyond. I cannot confirm how market will be when we are in regular times.</p>		

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.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 13101 Daventry St
Pacoima, CA 91331



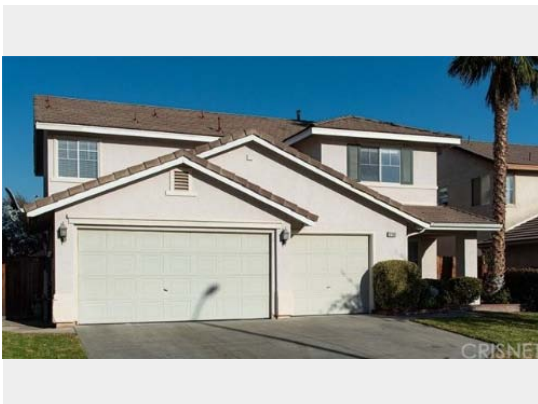
Front

L2 13256 Azores Ave
Sylmar, CA 91342



Front

L3 12190 Brookmont Ave
Sylmar, CA 91342



Front

Sales Photos

S1 13591 Brownell St
San Fernando, CA 91340



Front

S2 13116 Kismet Ave
Sylmar, CA 91342



Front

S3 13134 Vista View Cir
Sylmar, CA 91342



Front

ClearMaps Addendum

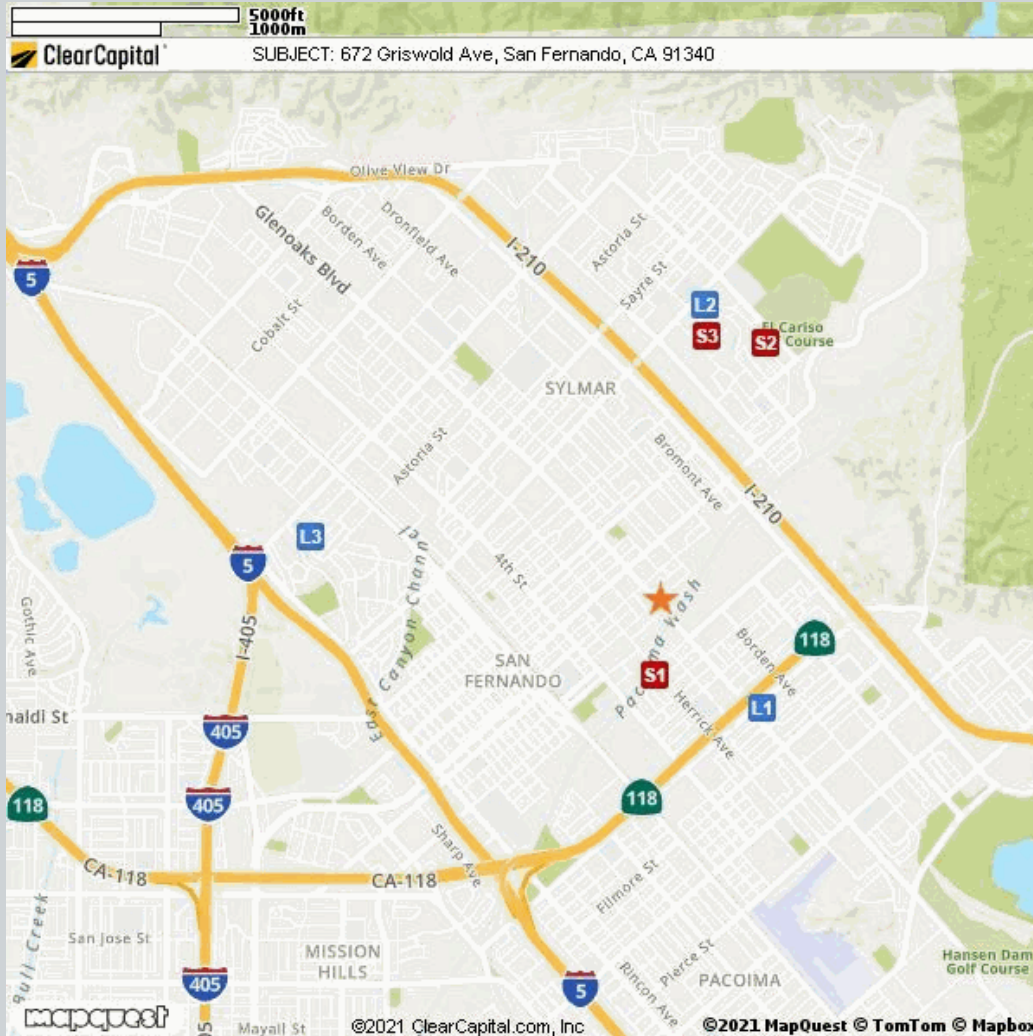
Address ★ 672 Griswold Avenue, San Fernando, CA 91340

Loan Number 39675

Suggested List \$740,000

Suggested Repaired \$740,000

Sale \$739,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	672 Griswold Avenue, San Fernando, CA 91340	--	Parcel Match
L1 Listing 1	13101 Davenport St, Pacoima, CA 91331	0.84 Miles ¹	Parcel Match
L2 Listing 2	13256 Azores Ave, Sylmar, CA 91342	1.73 Miles ¹	Parcel Match
L3 Listing 3	12190 Brookmont Ave, Sylmar, CA 91342	1.99 Miles ¹	Parcel Match
S1 Sold 1	13591 Brownell St, San Fernando, CA 91340	0.39 Miles ¹	Parcel Match
S2 Sold 2	13116 Kismet Ave, Sylmar, CA 91342	1.62 Miles ¹	Parcel Match
S3 Sold 3	13134 Vista View Cir, Sylmar, CA 91342	1.56 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.

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.

Report Instructions - cont.

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	Premier Agent Network
License No	01185791	Address	336 N. Louise St. GLENDALE CA 91206
License Expiration	08/10/2022	License State	CA
Phone	8189199987	Email	HAmbarsoom@gmail.com
Broker Distance to Subject	13.78 miles	Date Signed	01/16/2021

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.