

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	16830 E Nubia Street, Covina, CA 91722	Order ID	6839929	Property ID	28799974
Inspection Date	09/15/2020	Date of Report	09/15/2020		
Loan Number	40513	APN	8410-031-003		
Borrower Name	Catamount Properties 2018 LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	0914_BPO_Updates	Tracking ID 1	0914_BPO_Updates		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Catamount Properties 2018 LLC	Condition Comments	
R. E. Taxes	\$5,400	<p>The subject is a Ranch SFR. The subject is in average condition with a stucco exterior and a composition shingle roof. The subject has no observable damage or required repairs. Subject has a GLA of 1080 SF built in 1954. The property is noted to be in average condition from the exterior and is located in a residential area of similar homes. The subject is located in an area with a current shelter in place order is active due to the Covid-19 Virus. The market conditions are a Buyer's market with decreasing values.</p>	
Assessed Value	\$426,315		
Zoning Classification	LCA106		
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	Stable	<p>The surrounding neighborhood consists of SFR's that are of similar style and construction as the subject. The neighborhood has depreciated by 1% during the past year. Outlook is for the trend to continue in the coming year at a slower rate. In a 1 mile radius there are currently there are 13 comparable active listings in the subject's market with 1 REO, and 12 STD listings. In addition there have been 22 Comparable sales in the past three months with 22 STD Sales.</p>	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$585,000		
Market for this type of property	Decreased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	16830 E Nubia Street	16839 E Brookport St	17016 E Devanah St	16754 E Bygrove St
City, State	Covina, CA	Covina, CA	Covina, CA	Covina, CA
Zip Code	91722	91722	91722	91722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.10 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,000	\$519,950	\$548,000
List Price \$	--	\$480,000	\$519,950	\$548,000
Original List Date		08/31/2020	07/23/2020	09/14/2020
DOM · Cumulative DOM	-- · --	15 · 15	49 · 54	1 · 1
Age (# of years)	66	66	66	59
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,080	1,125	1,104	1,215
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	4 · 1 · 1	3 · 2
Total Room #	5	6	6	5
Garage (Style/Stalls)	Detached 2 Car(s)	None	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	0.14 acres	0.13 acres	0.14 acres	0.14 acres
Other	Fence	Fence	Fence Patio	Fence Patio

* 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 Comparable GLA, Comparable Lot Size, 3 bedrooms 1 bathroom SFR with a dining room, ceramic tile flooring, cul-de-sac location, needs some TLC and updating, open floor plan, FMV

Listing 2 Comparable GLA, Comparable Lot Size, 4 bedrooms 1.5 bathrooms SFR, ceramic tile and hardwood flooring, open beamed ceilings, freshly painted interior and exterior, enclosed patio, FMV

Listing 3 Larger GLA, Comparable Lot Size, 3 bedrooms 2 bathrooms SFR, ceramic tile and hardwood flooring, ceiling fans in the living areas and the bedrooms, covered patio, FMV

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	16830 E Nubia Street	17003 E Groverdale St	17010 E Bygrove St	5041 N Clydebank Ave
City, State	Covina, CA	Covina, CA	Covina, CA	Covina, CA
Zip Code	91722	91722	91722	91722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.17 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$489,999	\$525,000	\$560,000
List Price \$	--	\$489,999	\$525,000	\$560,000
Sale Price \$	--	\$495,000	\$540,000	\$555,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	08/04/2020	07/02/2020	08/28/2020
DOM · Cumulative DOM	-- · --	11 · 69	10 · 48	4 · 66
Age (# of years)	66	66	66	65
Condition	Average	Average	Average	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,080	1,104	1,144	1,065
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	4 · 2	3 · 1
Total Room #	5	6	7	5
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 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	0.14 acres	0.13 acres	0.14 acres	0.14 acres
Other	Fence	Fence	Fence , 2500 Closing Costs	Fence , 5000 Closing Costs
Net Adjustment	--	-\$8,000	-\$15,500	-\$20,000
Adjusted Price	--	\$487,000	\$524,500	\$535,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Comparable GLA, Comparable Lot Size, -8000 extra bath, 3 bedrooms 2 bathrooms SFR with a family room, hardwood flooring, carpeting in the bedrooms, fireplace in the living room, corner lot on a cul-de-sac, freshly painted interior and exterior, FMV
- Sold 2** Comparable GLA, Comparable Lot Size, -5000 extra bed, -8000 extra bath, -2500 closing costs, 4 bedrooms 2 bathrooms SFR with a family room, cul-de-sac location, ceramic tile flooring, carpeting in the bedrooms, freshly painted interior and exterior, FMV
- Sold 3** Comparable GLA, Comparable Lot Size, -15000 Condition, -5000 Closing Costs, 3 bedrooms 1 bathroom SFR, remodeled kitchen, new cabinets, granite counters, wood laminate flooring, FMV

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject was last listed in the MLS on 2/9/2002 for \$210,000 and sold on 5/28/2002 for \$210,000.			
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	\$534,000	\$534,000
Sales Price	\$524,000	\$524,000
30 Day Price	\$504,000	--
Comments Regarding Pricing Strategy		
<p>Sales Comp 2 was given the most consideration in the final valuation of the subject. The Comp has a Comparable GLA and lot Size with one extra bed and bath with similar amenities. The subject is located 1/2 mile Southwest of local shopping and 1.5 miles Southeast of the 605 freeway. During the inspection the subject's address was faded and the subject's address was determined by the subject being located between 16824 and 16836 E Nubia St. This report was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the report, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this report are based on the data available at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions or value.</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



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 16839 E Brookport St
Covina, CA 91722



Front

L2 17016 E Devanah St
Covina, CA 91722



Front

L3 16754 E Bygrove St
Covina, CA 91722



Front

Sales Photos

S1 17003 E Groverdale St
Covina, CA 91722



Front

S2 17010 E Bygrove St
Covina, CA 91722



Front

S3 5041 N Clydebank Ave
Covina, CA 91722



Front

ClearMaps Addendum

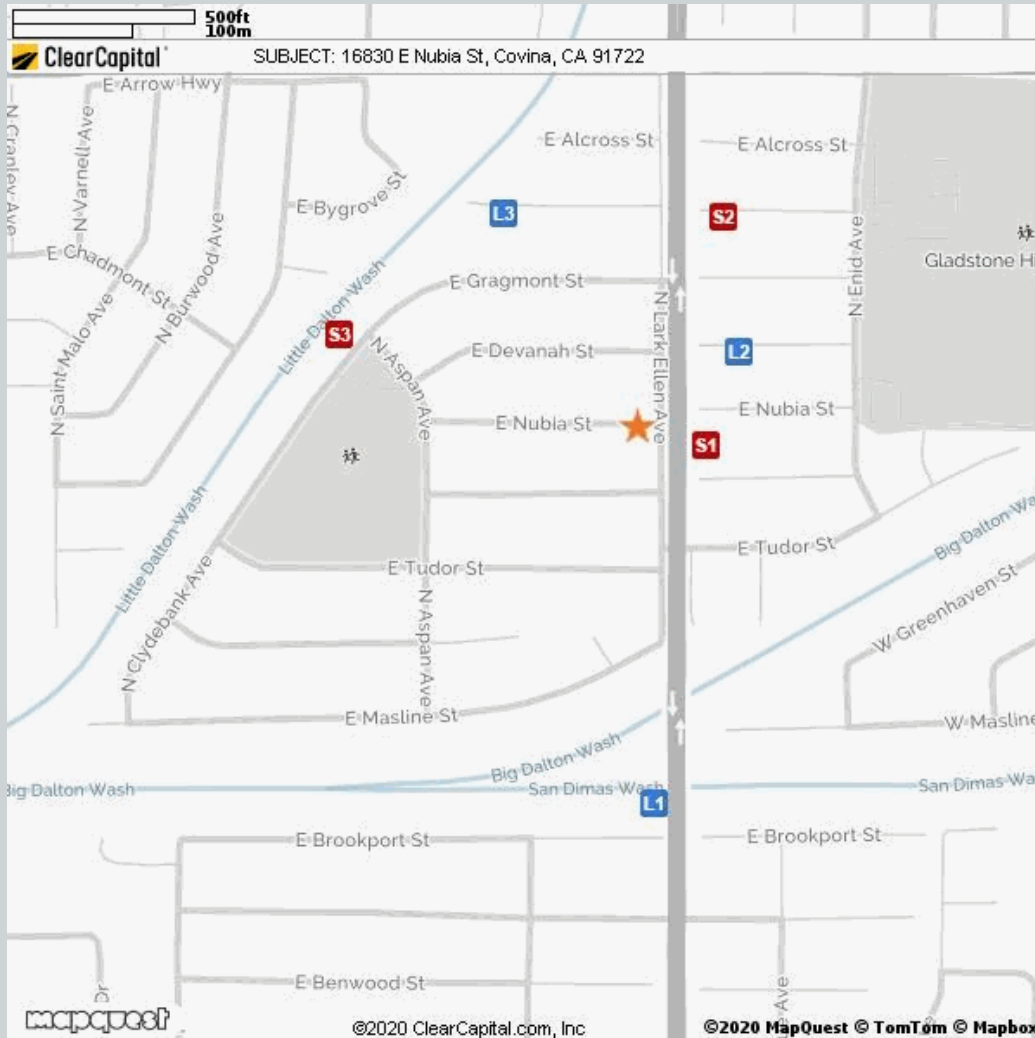
Address ★ 16830 E Nubia Street, Covina, CA 91722

Loan Number 40513

Suggested List \$534,000

Suggested Repaired \$534,000

Sale \$524,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16830 E Nubia St, Covina, CA	--	Parcel Match
L1 Listing 1	16839 E Brookport St, Covina, CA	0.26 Miles ¹	Parcel Match
L2 Listing 2	17016 E Devanah St, Covina, CA	0.10 Miles ¹	Parcel Match
L3 Listing 3	16754 E Bygrove St, Covina, CA	0.18 Miles ¹	Parcel Match
S1 Sold 1	17003 E Groverdale St, Covina, CA	0.06 Miles ¹	Parcel Match
S2 Sold 2	17010 E Bygrove St, Covina, CA	0.17 Miles ¹	Parcel Match
S3 Sold 3	5041 N Clydebank Ave, Covina, CA	0.22 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	Lawrence D. Zavala	Company/Brokerage	BRC Realty Group
License No	01462661	Address	14429 Beckner St La Puente CA 91744
License Expiration	11/05/2020	License State	CA
Phone	6266177987	Email	lawrence.zavala@gmail.com
Broker Distance to Subject	5.27 miles	Date Signed	09/15/2020

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.