

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>	14 Mustang Road, Rancho Palos Verdes, CA 90275	<b>Order ID</b>	7349306	<b>Property ID</b>	30450347
<b>Inspection Date</b>	06/11/2021	<b>Date of Report</b>	06/14/2021		
<b>Loan Number</b>	40998	<b>APN</b>	7568-012-010		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Los Angeles		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0608_BPOUpdate	<b>Tracking ID 1</b>	0608_BPOUpdate		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$19,655	Subject is a single family detached home situated in the northern section of the city of Rancho Palos Verdes and the exterior appears to be adequately maintained. Subject is elevated on a hill above street level and photos were shot from street level. I did not want to trespass on property. There were no signs of damage or repairs required based on exterior observation. Most of the homes in the subject market area have modern amenities and upgrades. Lot is larger than most in the area but not all of lot is usable. No adjustments made for sold comps with inferior but similar usable lot sizes. Per prior MLS printout, subject listing expired 11/15/2020, public has panoramic views of the ocean and Los Angeles city basin. Subject has an in-ground pool. Expanded search for listings and sales to a 1.5 mile radius and an expanded GLA range to find SFR comps of similar GLA and condition in immediate market area. No effect on valuation.	
<b>Assessed Value</b>	\$17,942,669		
<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	Home is located within 1 mile of local conveniences, shopping, schools, parks and other places of interest and is situated in the northern section of the city of Rancho Palos Verdes. Freeway access is 15 miles to the north and 6 1/2 miles to the east.	
<b>Sales Prices in this Neighborhood</b>	Low: \$880,000 High: \$2,120,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	14 Mustang Road	29734 Grandpoint Ln	2348 Colt Rd	27661 Palos Verdes Dr
<b>City, State</b>	Rancho Palos Verdes, CA	Rancho Palos Verdes, CA	Rancho Palos Verdes, CA	Rolling Hills Estates, CA
<b>Zip Code</b>	90275	90275	90275	90275
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.17 <sup>1</sup>	0.95 <sup>1</sup>	0.64 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$1,500,000	\$1,665,000	\$1,599,000
<b>List Price \$</b>	--	\$1,500,000	\$1,665,000	\$1,599,000
<b>Original List Date</b>		06/10/2021	06/04/2021	05/07/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 4	7 · 10	6 · 38
<b>Age (# of years)</b>	65	47	61	51
<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 ; City Skyline	Neutral ; City Skyline	Neutral ; City Skyline	Neutral ; City Skyline
<b>Style/Design</b>	1 Story Contemporary	2 Stories Contemporary	1 Story Contemporary	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,625	2,568	2,140	2,563
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 4	3 · 3	4 · 3
<b>Total Room #</b>	7	7	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 3 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>	0.72 acres	0.46 acres	0.33 acres	0.41 acres
<b>Other</b>	No items noted	No items noted	No items noted	No items noted

\* Listing 3 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** Similar GLA and superior bath count; Inferior lot size.

**Listing 2** Inferior GLA and equal bath count; Inferior lot size.

**Listing 3** Similar GLA and equal bath count; Inferior lot size.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	14 Mustang Road	3400 Palos Verdes Dr East	5 Surrey Ln	91 Rockinghorse Rd
<b>City, State</b>	Rancho Palos Verdes, CA	Rancho Palos Verdes, CA	Rancho Palos Verdes, CA	Rancho Palos Verdes, CA
<b>Zip Code</b>	90275	90275	90275	90275
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.81 <sup>1</sup>	0.08 <sup>1</sup>	0.77 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$1,449,999	\$1,395,000	\$1,469,000
<b>List Price \$</b>	--	\$1,499,999	\$1,395,000	\$1,469,000
<b>Sale Price \$</b>	--	\$1,410,000	\$1,500,000	\$1,545,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	01/26/2021	12/17/2020	01/11/2021
<b>DOM · Cumulative DOM</b>	-- · --	188 · 225	2 · 32	8 · 61
<b>Age (# of years)</b>	65	67	66	65
<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 ; City Skyline	Neutral ; City Skyline	Neutral ; City Skyline	Neutral ; City Skyline
<b>Style/Design</b>	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,625	2,429	2,157	2,267
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 2	3 · 2	4 · 4
<b>Total Room #</b>	7	7	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	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>	--	Pool - Yes	--	--
<b>Lot Size</b>	0.72 acres	0.51 acres	0.42 acres	0.41 acres
<b>Other</b>	No items noted	No items noted	No items noted	No items noted
<b>Net Adjustment</b>	--	+\$45,000	+\$85,000	+\$35,000
<b>Adjusted Price</b>	--	\$1,455,000	\$1,585,000	\$1,580,000

\* Sold 2 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.

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

**Sold 1** Similar GLA and inferior bath count; Similar lot size. Adjust +20000 GLA; +25000 bath count;

**Sold 2** Similar GLA and inferior bath count; Inferior lot size. Adjust +35000 GLA; +25000 bath count; +25000 pool

**Sold 3** Inferior GLA and superior bath count; Inferior lot size. Adjust +35000 GLA; -25000 bath count; +25000 pool

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Listed on 11/22/2019 and expired on 11/15/2020. MLS states Notice of Default - Unknown if it was a short sale or just a loan in default.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
11/22/2019	\$1,790,000	--	--	Withdrawn	11/15/2020	\$1,790,000	MLS

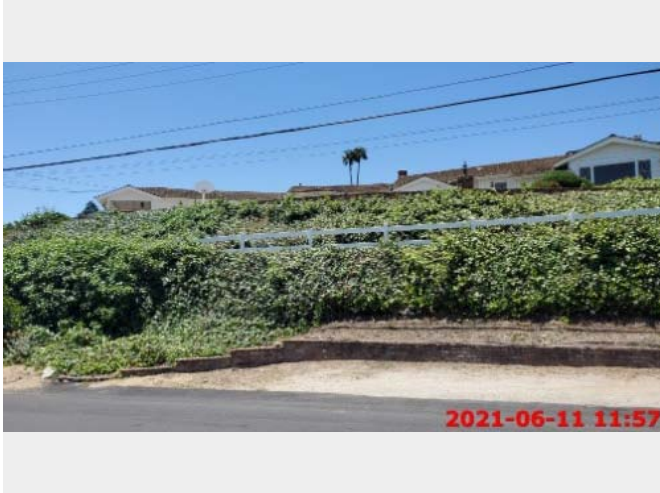
## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$1,580,999	\$1,580,999
<b>Sales Price</b>	\$1,580,000	\$1,580,000
<b>30 Day Price</b>	\$1,575,000	--
<b>Comments Regarding Pricing Strategy</b>		
Price conclusion is based on the adjusted sold comps, most weighted comps and current market conditions. A prior report from December of 2020 came to a similar price conclusion.		

## 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



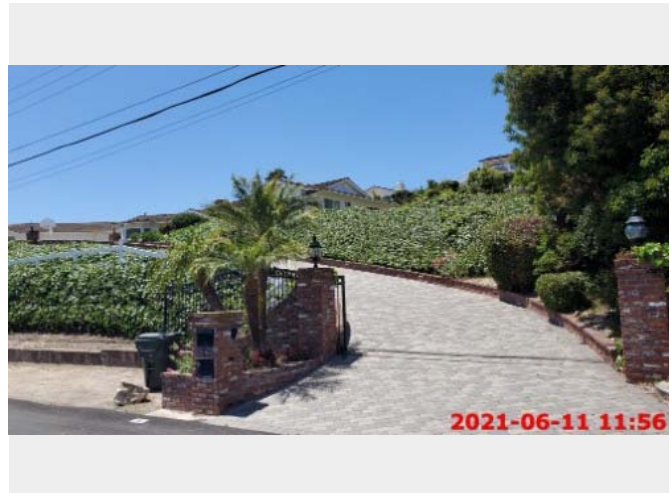
Front



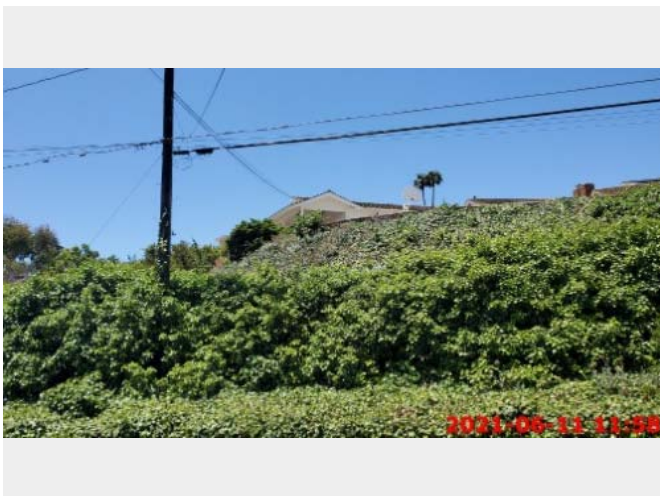
Front



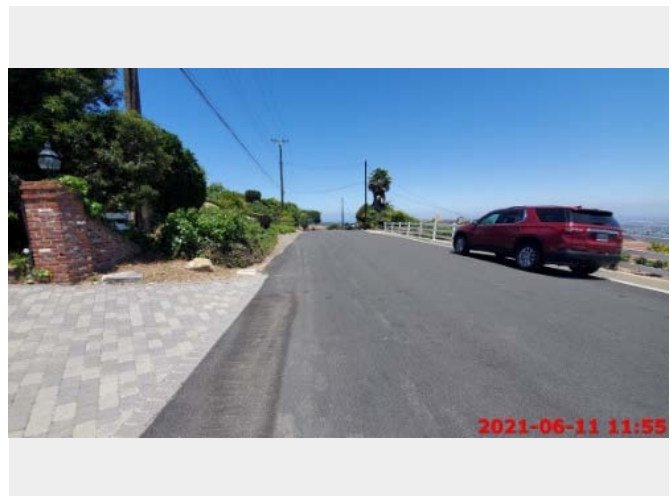
Address Verification



Side



Side



Street

## Subject Photos



Street



Street

## Listing Photos

**L1** 29734 Grandpoint Ln  
Rancho Palos Verdes, CA 90275



Front

**L2** 2348 Colt Rd  
Rancho Palos Verdes, CA 90275



Front

**L3** 27661 Palos Verdes Dr  
Rolling Hills Estates, CA 90275



Front

## Sales Photos

**S1** 3400 Palos Verdes Dr East  
Rancho Palos Verdes, CA 90275



Front

**S2** 5 Surrey Ln  
Rancho Palos Verdes, CA 90275



Front

**S3** 91 Rockinghorse Rd  
Rancho Palos Verdes, CA 90275



Front



## ClearMaps Addendum

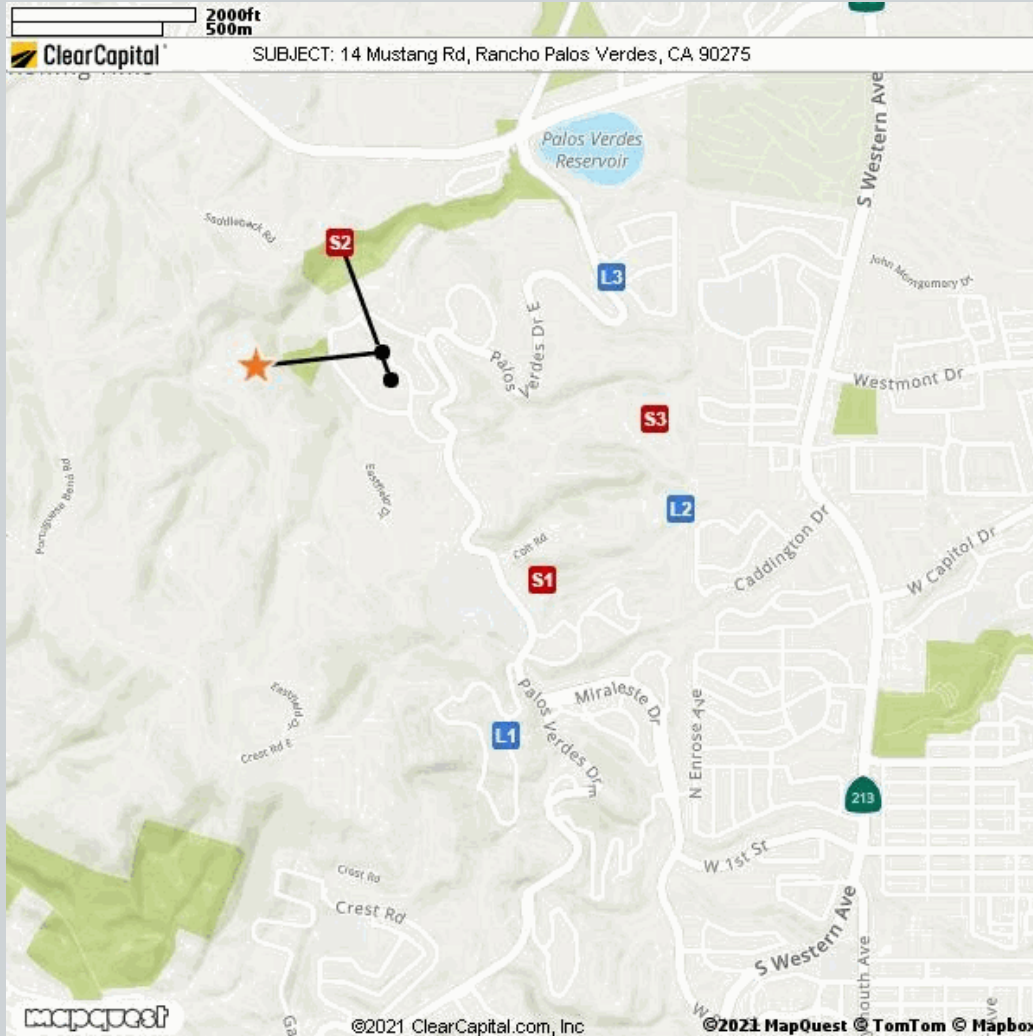
**Address** ★ 14 Mustang Road, Rancho Palos Verdes, CA 90275

**Loan Number** 40998

**Suggested List** \$1,580,999

**Suggested Repaired** \$1,580,999

**Sale** \$1,580,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14 Mustang Road, Rancho Palos Verdes, CA 90275	--	Parcel Match
L1 Listing 1	29734 Grandpoint Ln, Rancho Palos Verdes, CA 90275	1.17 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2348 Colt Rd, Rancho Palos Verdes, CA 90275	0.95 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	27661 Palos Verdes Dr, Rancho Palos Verdes, CA 90275	0.64 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3400 Palos Verdes Dr East, Rancho Palos Verdes, CA 90275	0.81 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5 Surrey Ln, Rancho Palos Verdes, CA 90275	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	91 Rockinghorse Rd, Rancho Palos Verdes, CA 90275	0.77 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.

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

<b>Broker Name</b>	Michael Midland	<b>Company/Brokerage</b>	Midland Real Estate Services
<b>License No</b>	01408897	<b>Address</b>	1909 230th St Torrance CA 90501
<b>License Expiration</b>	09/24/2022	<b>License State</b>	CA
<b>Phone</b>	3104334880	<b>Email</b>	mmidland@michaelmidland.com
<b>Broker Distance to Subject</b>	3.82 miles	<b>Date Signed</b>	06/11/2021

*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.**