

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>	19323 Redbridge Lane, Tarzana, CA 91356	<b>Order ID</b>	7042479	<b>Property ID</b>	29347052
<b>Inspection Date</b>	01/14/2021	<b>Date of Report</b>	01/20/2021		
<b>Loan Number</b>	41051	<b>APN</b>	2177-045-015		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Los Angeles		

### Tracking IDs

<b>Order Tracking ID</b>	0113BPO_Update	<b>Tracking ID 1</b>	0113BPO_Update
<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>	\$30,020	<p>The subject is located in a gated community with access restricted to residents and appointees; therefore, the subject unit cannot be viewed or photographed. Based on available MLS information the subject property is a two story Mediterranean style SFR type property located in the Tarzana MLS marketing area of the city of Los Angeles. Image of the main gate area and community signage is substituted for subject front view and address verification image. HOA information is not known and the HOA information is not in the public domain. HOA dues are extracted from the subject's current listing.</p>	
<b>Assessed Value</b>	\$2,553,265		
<b>Zoning Classification</b>	LARA		
<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>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	Not known/not public information Not known		
<b>Association Fees</b>	\$650 / Month (Other: not known.)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Private		

### Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Depressed	<p>The subject neighborhood was noted to be comprised mostly of single family detached residences of varying styles while being similar to subject in most major characteristics, such as overall GLA, lot size, quality of construction etc. The subject style, utility, and general characteristics are in overall accordance with the subject neighborhood and the subject is fully conforming with the area.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$500,000 High: \$3,215,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	19323 Redbridge Lane	21126 Bellini Dr	4613 Conchita Way	4816 Topeka Dr
<b>City, State</b>	Tarzana, CA	Topanga, CA	Tarzana, CA	Tarzana, CA
<b>Zip Code</b>	91356	90290	91356	91356
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.17 <sup>1</sup>	1.25 <sup>1</sup>	1.52 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$2,695,000	\$2,725,000	\$2,999,900
<b>List Price \$</b>	--	\$2,695,000	\$2,725,000	\$2,899,900
<b>Original List Date</b>		12/12/2020	01/11/2021	10/07/2020
<b>DOM · Cumulative DOM</b>	-- · --	30 · 39	6 · 9	81 · 105
<b>Age (# of years)</b>	20	30	56	72
<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>	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline
<b>Style/Design</b>	2 Stories Mediterranean	2 Stories Mediterranean	2 Stories Contemporary	1 Story French
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	4,928	6,214	4,202	6,108
<b>Bdrm · Bths · ½ Bths</b>	5 · 7	5 · 6	4 · 5	5 · 6
<b>Total Room #</b>	9	9	8	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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>	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.75 acres	1.11 acres	0.42 acres	1.61 acres
<b>Other</b>	None	None	None	None

\* Listing 1 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.

## Current Listings - Cont.

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

- Listing 1** Both condition and overall quality of construction seem average for the area and comparable to the subject, but the market is sale driven, sold comps are the focus in establishing value. Remains active without reductions, remains within overall marketing times (covid-19 is influencing the overall economy, but the situation is still evolving, cannot fully assess any impact at this time; however, the market is showing resilience and is stable with robust demand. 90 days or less is deemed adequate to generate accepted offer for subject's area and price range, or price reduction probably needed).
- Listing 2** Condition seems average and comparable to the subject, overall quality of construction seems average and comparable to the subject. Remains active without reductions, remains within overall area marketing times.
- Listing 3** Seems average in overall condition and quality of construction, seems comparable to the subject. Remains active with 1 reduction, remains within overall area marketing times.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	19323 Redbridge Lane	19232 Allandale Dr	3711 Marfield Ave	19356 Redbridge Ln
<b>City, State</b>	Tarzana, CA	Tarzana, CA	Tarzana, CA	Tarzana, CA
<b>Zip Code</b>	91356	91356	91356	91356
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.23 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$2,495,000	\$2,600,000	\$2,695,000
<b>List Price \$</b>	--	\$2,495,000	\$2,600,000	\$2,695,000
<b>Sale Price \$</b>	--	\$2,410,000	\$2,620,000	\$2,640,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	08/07/2020	08/06/2020	10/01/2020
<b>DOM · Cumulative DOM</b>	-- · --	51 · 67	13 · 55	44 · 44
<b>Age (# of years)</b>	20	21	20	20
<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>	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline
<b>Style/Design</b>	2 Stories Mediterranean	2 Stories Mediterranean	1 Story Mediterranean	2 Stories Mediterranean
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	4,928	5,487	4,050	5,000
<b>Bdrm · Bths · ½ Bths</b>	5 · 7	6 · 7	4 · 5	5 · 6
<b>Total Room #</b>	9	10	8	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 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>	Pool - Yes	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	0.75 acres	0.41 acres	0.62 acres	0.40 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$8,415	+\$209,995	+\$4,432
<b>Adjusted Price</b>	--	\$2,401,585	\$2,829,995	\$2,644,432

\* 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** Overall quality of construction seems average for the area, condition seems average and comparable to the subject. Sold conventional financing without reductions, sold within overall area marketing times. Adjustments; -\$83,850 GLA. +\$74,435 lot size.
- Sold 2** Quality of construction seems average and comparable to the subject, as does the overall condition. Sold conventional financing without reductions, sold over listing price (not uncommon, driven by lack of inventory. It is difficult to know if over listing price sales will continue with the evolving covid-19 situation and the changing economy, but inventory remains limited and interest rates low, which favors the subject and the market does not seem to be weakening at this time, demand continues unabated). Adjustments; +\$131,700 GLA. +\$28,295 lot size. +\$50,000 pool.
- Sold 3** Seems comparable to the subject in condition and overall quality of construction. Sold conventional financing without reductions, sold within overall area marketing times. Adjustments; -\$10,800 GLA. +\$15,232 lot size.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	RE/MAX One	According to tax records the subject last sold: 01/05/2017 \$2,400,000.					
<b>Listing Agent Name</b>	Thomas Sidell						
<b>Listing Agent Phone</b>	818-535-7675						
<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>
09/26/2020	\$2,399,000	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$2,499,900	\$2,499,900
<b>Sales Price</b>	\$2,450,000	\$2,450,000
<b>30 Day Price</b>	\$2,325,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Available inventory remains limited and interest rates very low; these factors are driving and sustaining demand. The market is sale driven, and the sold comps are used to establish the subject value; sold comps were considered up to 1 year back due to proximity concerns (the market has not been rapidly changing). The subject seems similar to all the sold comps in the report in combined characteristics, but it is not known exactly where on the spectrum of sold data the subject will actually sell. However, the sold comps utilized seem representative of the subject's achievable value, and it seems fair to suggest that the subject's final value would fall within the overall sales range of the sold comps utilized for the report. Therefore, the subject's final projected value is bracketed based on the overall adjusted sold data. Market conditions are being impacted by the evolving covid- 19 crisis and the future in terms of how the overall market will be impacted is difficult to assess at this time. Showings, open houses etc have been restricted and this is impacting the market. However, there has been some easing in restrictions and this factor combined with very low interest rates and overall confidence in the real estate market for the long term seems to be helping to maintain confidence and momentum in the market. Sales are being reported during the current situation and overall the market seems positive when all factors are considered; the market is deemed stable at this time and demand continues unabated. Note 1; quick sale is interpreted to mean all cash sale, it is not known what incentive would be required for a cash sale; for the subject's price bracket 5 % approx is suggested, but is an estimate only, financed offers might be generated within 30 days without any incentive, based on overall market activity. Note 2; 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>		

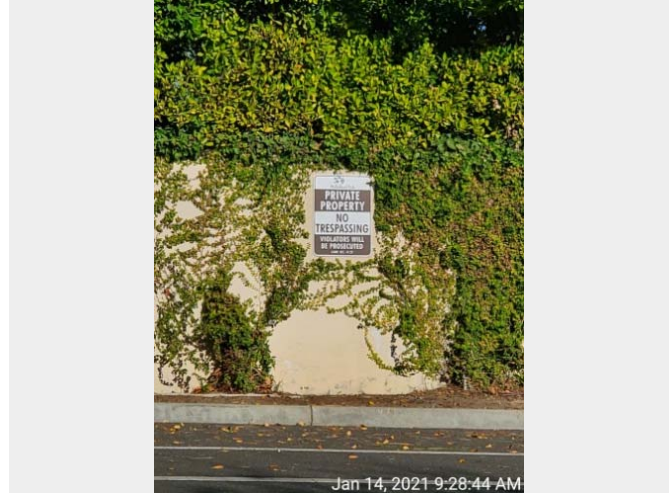
### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



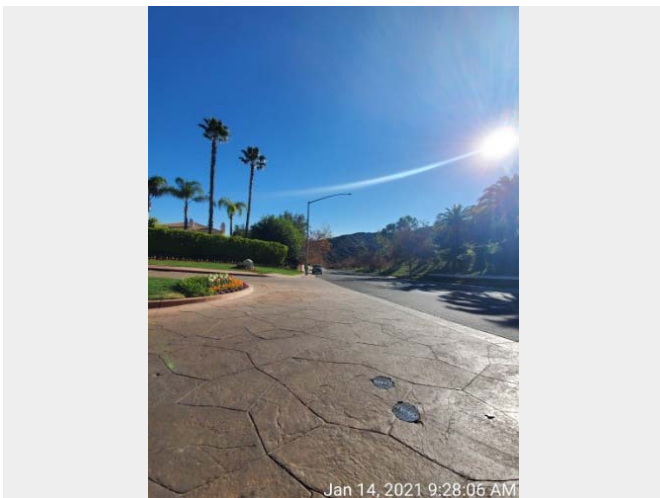
Front



Front



Address Verification

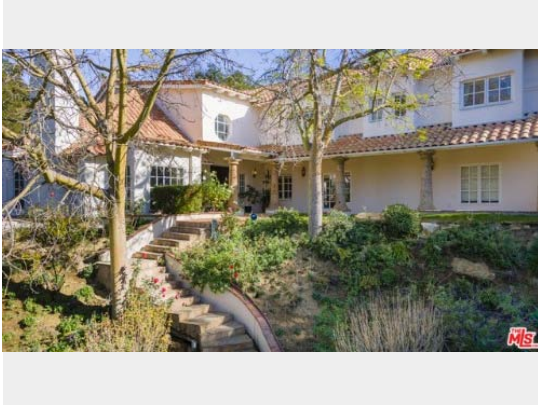


Street



## Listing Photos

**L1** 21126 Bellini Dr  
Topanga, CA 90290



Front

**L2** 4613 Conchita Way  
Tarzana, CA 91356



Front

**L3** 4816 Topeka Dr  
Tarzana, CA 91356



Front

## Sales Photos

**S1** 19232 Allandale Dr  
Tarzana, CA 91356



Front

**S2** 3711 Marfield Ave  
Tarzana, CA 91356



Front

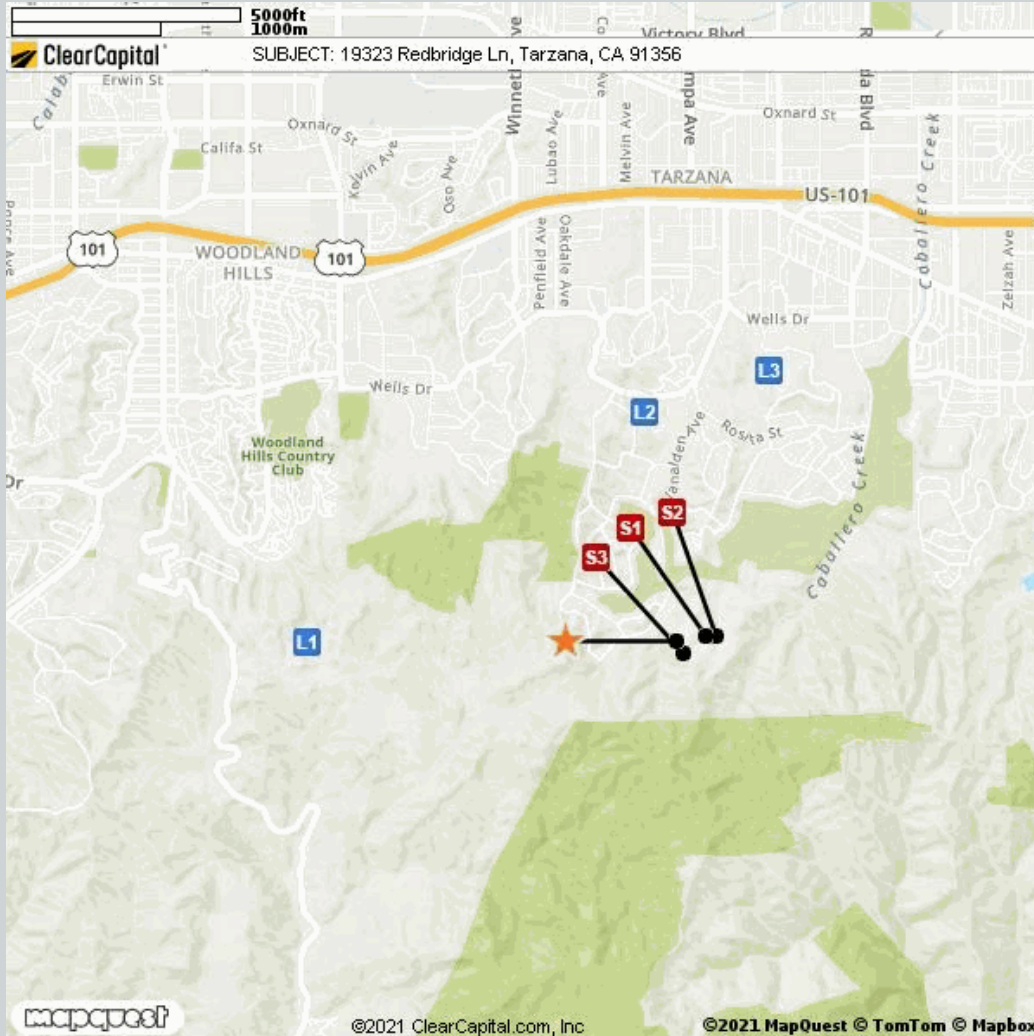
**S3** 19356 Redbridge Ln  
Tarzana, CA 91356



Front

### ClearMaps Addendum

**Address** ★ 19323 Redbridge Lane, Tarzana, CA 91356  
**Loan Number** 41051      **Suggested List** \$2,499,900      **Suggested Repaired** \$2,499,900      **Sale** \$2,450,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19323 Redbridge Lane, Tarzana, CA 91356	--	Parcel Match
L1 Listing 1	21126 Bellini Dr, Topanga, CA 90290	2.17 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4613 Conchita Way, Tarzana, CA 91356	1.25 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4816 Topeka Dr, Tarzana, CA 91356	1.52 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	19232 Allendale Dr, Tarzana, CA 91356	0.17 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3711 Marfield Ave, Tarzana, CA 91356	0.23 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	19356 Redbridge Ln, Tarzana, CA 91356	0.08 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>	Sean Richard Freeman	<b>Company/Brokerage</b>	Coldwell Banker
<b>License No</b>	01366376	<b>Address</b>	14014 North West Passage, apt 149 Marina Del Rey CA 90292
<b>License Expiration</b>	02/27/2023	<b>License State</b>	CA
<b>Phone</b>	3107209067	<b>Email</b>	seanfreemanrealestate@gmail.com
<b>Broker Distance to Subject</b>	12.93 miles	<b>Date Signed</b>	01/17/2021

*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.**