

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	4625 Cerro Vista Drive, Anaheim, CA 92807	Order ID	7349306	Property ID	30451705
Inspection Date	06/09/2021	Date of Report	06/14/2021		
Loan Number	41311	APN	361-221-22		
Borrower Name	Catamount Properties 2018 LLC	County	Orange		

Tracking IDs

Order Tracking ID	0608_BPOUpdate	Tracking ID 1	0608_BPOUpdate
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Catamount Properties 2018 Llc	Condition Comments	
R. E. Taxes	\$18,768	Subject is a \$3 million dollar property and is deemed to be in good condition. MLS listing from 2019 shows the subject is in good condition.	
Assessed Value	\$1,757,001		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Increasing market with low supply and high demand. This is predominantly a fair market with no REO activity	
Sales Prices in this Neighborhood	Low: \$2,499,000 High: \$3,960,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4625 Cerro Vista Drive	4705 E Cerro Vista Dr	130 S Lakeview Ave	5100 E Copa De Oro Dr
City, State	Anaheim, CA	Anaheim, CA	Anaheim, CA	Anaheim, CA
Zip Code	92807	92807	92807	92807
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.22 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$3,960,000	\$3,285,900	\$2,850,000
List Price \$	--	\$3,960,000	\$3,285,900	\$2,649,000
Original List Date		09/04/2020	06/09/2021	04/07/2021
DOM · Cumulative DOM	-- · --	280 · 283	2 · 5	65 · 68
Age (# of years)	39	39	21	19
Condition	Good	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	2 Stories colonial	2 Stories colonial	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	8,064	8,386	7,593	7,411
Bdrm · Bths · ½ Bths	5 · 6 · 2	6 · 6 · 1	7 · 6	6 · 7 · 1
Total Room #	8	12	13	12
Garage (Style/Stalls)	Attached 4 Car(s)	Attached 4 Car(s)	Attached 5+ Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--
Lot Size	1.1 acres	1 acres	1.3 acres	0.6 acres
Other	--	--	--	--

* 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** Situated in prestigious Peralta Hills, this multi-family estate awaits. Privately gated with an impressive, grand circular driveway with lush, tropical landscaping and a stone water fountain. Immediately upon entry, you are welcomed into the formal living room with soaring cathedral ceilings, a cozy fireplace and walls of windows offering views of the beautiful grounds. Discover intricate detailing around every corner of this 6-bedroom, 6.5 bath home with an additional 800 sq ft attic that can be converted to livable area. Arched doorways to the beveled glass design makes this home absolutely beautiful. The floor plan flows seamlessly from one room to the next. The formal dining area, gourmet kitchen, family room and every main floor room offers direct access to the backyard. The remarkable kitchen with top of the line appliances including Viking stovetop range, Bosch dual oven & dishwasher and Sub Zero refrigerator & freezer. Master Suite is tucked away offering a private area for the gym, vaulted ceilings, fireplace, his & hers closets, separate sink vanities, walk-in shower and a relaxing jetted soaking tub. All bedrooms are en-suite. Two bedrooms are located on the first level and four upstairs. The backyard offers park-like grounds complete with a sparkling pool and spa, lush landscaping, built-in fire-pit, and tennis. Relax from the outdoor dining area while enjoying sweeping, unobstructed mountain and city views. Additional highlights include a 4-car garage with shelves.
- Listing 2** NEXT-GEN LIVING AT ITS BEST! PERALTA HILLS ESTATE FEATURING 2 HOMES ON ONE LOT. WITH MASTERFUL DESIGN AND MODERN LUXURY ARE UNIQUELY EMBODIED IN THESE TWO CUSTOM HOMES. BUILT IN THE YEAR 2000 ON OVER 56,000 SQUARE FEET OF LAND, THIS HOME IS DESIGNED FOR COMFORTABLE LIVING AND ENTERTAINING. THE MAIN HOUSE HAS 4353 SQ. FT. WITH 4 BEDROOMS AND 3 BATHROOMS AND THE GUEST HOUSE OFFERS 3240 SQ. FT. WITH 3 BEDROOMS AND 3 BATHROOMS. BOTH HOMES PROVIDE DOUBLE DOOR ENTRANCE, EACH HAS A TURRET, STATELY HIGH CEILINGS, A GRAND MASTER BEDROOM SUITE WHICH INCLUDES SPACIOUS BATHS, AND SITTING AREAS, DOUBLE SIZED SHOWERS, SPA TUBS AND LARGE WALK-IN CLOSETS. WITH A POOL AND ROCK SLIDE, LAWN AREA, BUILT-IN BBQ, LARGE CABANA, BATTING CAGE, HALF BASKETBALL COURT, THIS IS THE ENTERTAINMENT ESTATE. ALSO FEATURES RV AND BOAT PARKING, 6 CAR GARAGES, WEIGHT ROOM, PERSONAL ITEM STORAGE AREAS, LARGE AND SPACIOUS DRIVEWAY FOR GUEST PARKING, PRIVACY SECURITY GATE AND SECURITY SYSTEM. THIS ESTATE OFFERS SOMETHING FOR EVERYONE IN THE FAMILY. ROOM FOR TENNIS COURT, PICKLEBALL COURT, ADU (ACCESSORY DWELLING UNITY).... CONSTRUCTION POSSIBILITIES ARE ENDLESS.
- Listing 3** Welcome to an exquisite custom built home located in a private gated community of Copa De Oro nestled in the renowned Anaheim Hills. This French Normandy-style estate delivers the best combination of a tranquil lifestyle and luxurious living. Enter through our formal grand entrance, you will be charmed by our elegant 2-story foyer with a floor-to-ceiling window, custom design silk drapes frame and royal European-inspired hand-blown chandelier throughout the house. Spanning about 7411 sq. feet, the grand home features large first-floor master wing flaunts its own fireplace along with huge master bath and walk-in closet, 4 en-suite bedrooms, a bonus room could easily be a sixth bedroom, private library/office, and spacious formal living and dining room. With the professionally landscaped yard, lush green lawn matures trees, stone river inlays, and an oversized spa for ultimate relaxation, this home will complete your luxury living to the fullest. An additional feature includes a family room with a bar, gourmet island kitchen, stainless appliances, dual dishwasher, breakfast bar, four-car garage, pool bath, and much more... Bring your buyer and they won't be disappointed!!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4625 Cerro Vista Drive	160 S Cerro Vista Way,	840 S Peralta Hills Dr	121 S Montgomery Way
City, State	Anaheim, CA	Anaheim, CA	Anaheim, CA	Anaheim, CA
Zip Code	92807	92807	92807	92807
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.33 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$2,849,000	\$3,995,000	\$3,650,000
List Price \$	--	\$2,849,000	\$3,495,000	\$3,650,000
Sale Price \$	--	\$3,000,000	\$3,400,000	\$3,400,000
Type of Financing	--	Cash	Cash To New Loan	Cash
Date of Sale	--	03/16/2021	02/01/2021	05/20/2021
DOM · Cumulative DOM	-- · --	3 · 25	291 · 355	80 · 121
Age (# of years)	39	19	19	21
Condition	Good	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	2 Stories colonial	2 Stories colonial	2 Stories colonial	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	8,064	7,348	8,976	7,536
Bdrm · Bths · ½ Bths	5 · 6 · 2	7 · 6 · 2	7 · 8 · 1	6 · 6 · 2
Total Room #	8	12	12	10
Garage (Style/Stalls)	Attached 4 Car(s)	Attached 5+ Car(s)	Attached 5+ Car(s)	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--
Lot Size	1.1 acres	1 acres	1 acres	1 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$3,000,000	\$3,400,000	\$3,400,000

* Sold 3 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** Single level Estate on 1 acre! Gated driveway leads you to an amazing home with lush, resort- like grounds. Walk through double leaded glass doors, into a light & bright entry with a Center Atrium encompassed by a spacious hallway. Double offices with custom built ins and separate entry. 2 sets of Jack & Jill bedrooms with walk in closets, full baths & separate vanities. The master bedroom with dual sided Fireplace, a huge jetted tub, Walk in shower with dual shower heads, vanity area and windows over looking the lush grounds! Continue to the Living room with cozy fireplace & doors to the atrium, custom saltwater fish tank and formal dining area with built in hutch. OPEN family room with fireplace, wet bar & entertainment center! Kitchen with granite counters, Sub Zero Refrigerator, 6 burner stove, double ovens and 2 dishwashers. A GREAT ROOM that features, a wet bar, a custom pool table, built in bench seating, built in sports memorabilia cabinets and entertainment center. From this room you can take the stairs up to two additional bedrooms, each with private bath and balcony-one overlooks the tennis court and the other the pool, perfect for GUEST QUARTERS. As you exit the Great Room through the large glass doors it leads you to a FABOULOUS BACKYARD, with a complete outdoor kitchen, tennis court, fire pit, beautiful rock pool oasis with waterfall, grotto, kiddie pool & spa. 5 car garage with beautiful wooden doors. Fantastic neighborhood and schools. NO HOA
- Sold 2** Nestled on approximately 1 acre in a private gated enclave of just 5 custom homes, this newly-renovated 8,400+ SF estate with 450+ SF guest casita evokes a feeling of grandeur upon arrival. A long, tree-lined driveway leads to the residence where a fireplace-warmed courtyard is flanked by two garages accommodating 6 cars. An extensive renovation is evident in beautiful high-end finishes including white oak wood floors, custom wrought iron railings, refreshed fireplace facades, new designer wall coverings and lighting that introduce a soft contemporary aesthetic. Wide corridors and two-story ceilings speak to the home's splendor while connecting formal and casual living spaces including the great room and gourmet kitchen fit with all new cabinetry, backsplash, porcelain countertops, stylish hardware and pendant lighting. No detail was overlooked during the home's renovation which also introduced new French doors, custom built-ins and millwork. The light and bright main home offers an abundance of space for a growing household, including a first floor guest suite, bonus room, office or gym with wet bar, home theater, and 5 upper level bedrooms (each with en suite bath), including the master suite with two fireplaces, retreat, dual walk-in closets and separate vanity areas. A guest casita, two laundry rooms, and resort-style grounds with pool/spa, BBQ island, grassy areas and fireplace complete this one-of-a-kind turn-key estate with a backdrop of rolling hillside views.
- Sold 3** FOR COMPARABLE SALES BUYERS AGENT GAVE \$75,000 OF COMMISSION TO REDUCE SALES PRICE TO 3,400,000 Nestled in prestigious Peralta Hills,the property offers California's quintessential resort-style living embodying an entertainer's lifestyle. Each and every room offers a place to gather, retreat and escape. Upon arrival, you are welcomed by exquisite craftsmanship, exceptional character and pristine curb appeal like you've never seen before. Capturing the essence of comfort and grandeur, the main living areas include grand formal living and dining rooms,relaxing family room featuring a professional built-in wet bar with floor to ceiling wine racks and an upstairs bonus room ideal for billiards and family game nights. The gourmet kitchen is a chef's dream boasting two spacious walk-in pantries,all Dacor appliances including dual ovens & 6-buner stovetop, an abundance of beautiful cabinetry, stunning granite counters and a large casual breakfast nook overlooking the verdant backyard. All six bedroom suites are incredibly spacious comprising of vaulted ceilings walk-in closets and nearly all overlooking the tropical paradise that surrounds the secluded property. Retreat to the incredible backyard oasis featuring lush grounds, several lounging areas, pergola shaded built-in BBQ, full tennis & basketball courts and a rock formation pool including a water slide,swimming cove and relaxing attached spa. 4 car garage w/ Tesla port. Experience an opportunity unlike any other!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no recent MLS activity				
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	\$3,210,000	\$3,210,000
Sales Price	\$3,200,000	\$3,200,000
30 Day Price	\$3,190,000	--
Comments Regarding Pricing Strategy		
<p>The subjects value was determined by looking at the price of competing sold comps and list comps like the subject within the subjects competing area. My pricing opinion follows accordingly to what other comparable solds and active listings are going for in the area based upon analyzed data within the past 180 days .</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



Address Verification



Side



Side



Street



Street

Listing Photos

L1 4705 E Cerro Vista Dr
Anaheim, CA 92807



Front

L2 130 S Lakeview Ave
Anaheim, CA 92807



Front

L3 5100 E Copa De Oro Dr
Anaheim, CA 92807



Front

Sales Photos

S1 160 S Cerro Vista Way,
Anaheim, CA 92807



Front

S2 840 S Peralta Hills Dr
Anaheim, CA 92807



Front

S3 121 S Montgomery Way
Anaheim, CA 92807



Front

ClearMaps Addendum

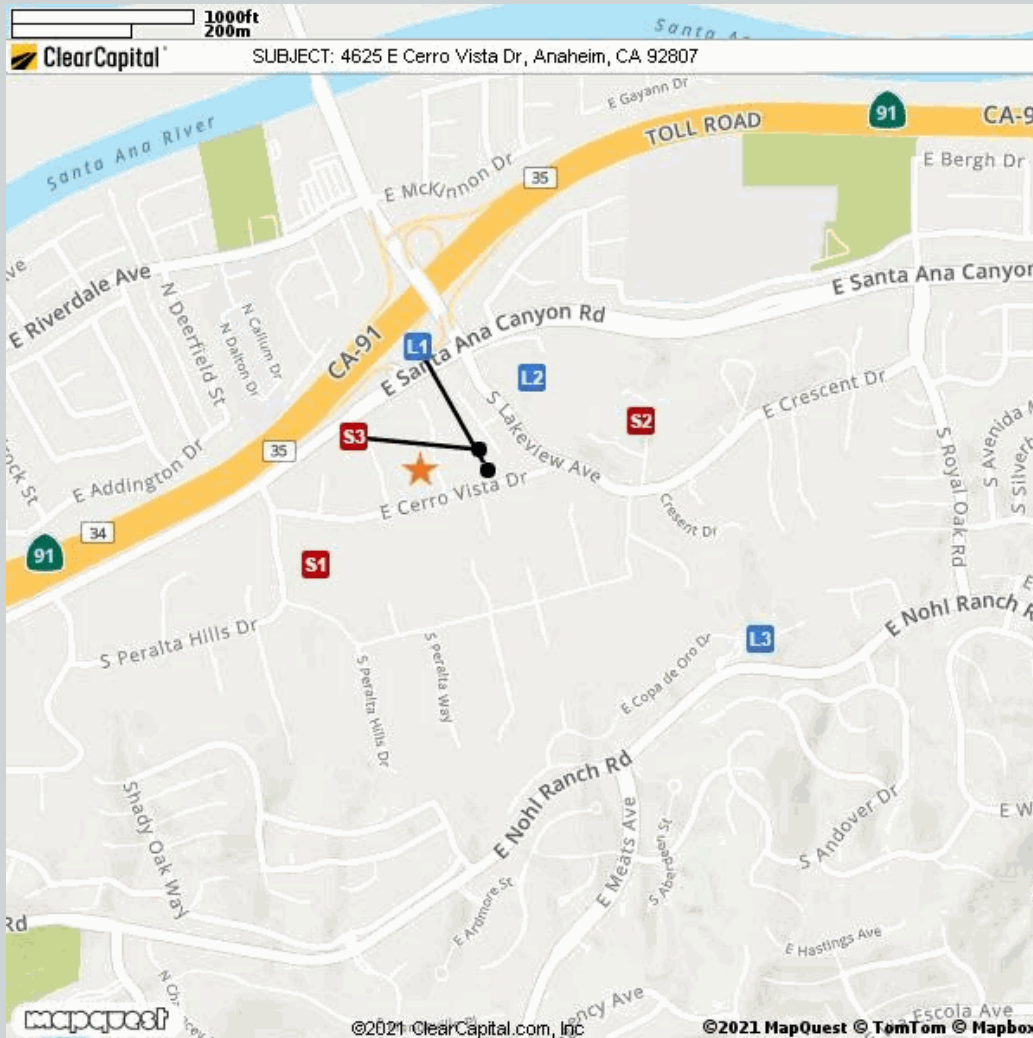
Address ★ 4625 Cerro Vista Drive, Anaheim, CA 92807

Loan Number 41311

Suggested List \$3,210,000

Suggested Repaired \$3,210,000

Sale \$3,200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4625 Cerro Vista Drive, Anaheim, CA 92807	--	Parcel Match
L1 Listing 1	4705 E Cerro Vista Dr, Anaheim, CA 92807	0.13 Miles ¹	Parcel Match
L2 Listing 2	130 S Lakeview Ave, Anaheim, CA 92807	0.22 Miles ¹	Parcel Match
L3 Listing 3	5100 E Copa De Oro Dr, Anaheim, CA 92807	0.54 Miles ¹	Parcel Match
S1 Sold 1	160 S Cerro Vista Way,, Anaheim, CA 92807	0.19 Miles ¹	Parcel Match
S2 Sold 2	840 S Peralta Hills Dr, Anaheim, CA 92807	0.33 Miles ¹	Parcel Match
S3 Sold 3	121 S Montgomery Way, Anaheim, CA 92807	0.13 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	Jennifer Sharon Tukay	Company/Brokerage	Realty One Group
License No	01376082	Address	2300 East Katella Avenue Anaheim CA 92806
License Expiration	10/07/2023	License State	CA
Phone	7145808833	Email	sharontukay@gmail.com
Broker Distance to Subject	4.89 miles	Date Signed	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.