

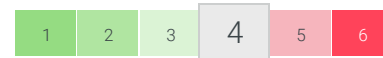
## Subject Details

<b>PROPERTY TYPE</b>	GLA
SFR	1,530 Sq. Ft.
<b>BEDS</b>	<b>BATHS</b>
3	2.0
<b>STYLE</b>	<b>YEAR BUILT</b>
Ranch	1960
<b>LOT SIZE</b>	<b>OWNERSHIP</b>
0.14 Acre(s)	Fee Simple
<b>GARAGE TYPE</b>	<b>GARAGE SIZE</b>
Attached Garage	2 Car(s)
<b>HEATING</b>	<b>COOLING</b>
Central	None
<b>COUNTY</b>	<b>APN</b>
Los Angeles	5716014018

## Analysis Of Subject

Provided by Appraiser

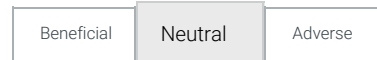
### CONDITION RATING



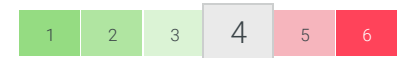
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear.

### VIEW

**Residential**



### QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

### LOCATION

**Residential**






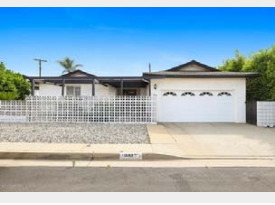




### SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Subject is a one story ranch style home. From MLS information, subject has no notable updates or remodeling. No view and location on an average street location with no external factors.

# Sales Comparison

Provided by  
Appraiser

	MOST COMPARABLE			
	 <b>913 Rutland Ave</b> Los Angeles, CA 90042  <small>Jul 27 2020 01:40 PM</small>	 <b>6718 San Ramon Dr</b> Los Angeles, CA 90042 	 <b>6610 Church St</b> Los Angeles, CA 90042 	 <b>315 San Pasqual Ave</b> South Pasadena, CA 91030 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.24 miles	0.31 miles	0.29 miles
DATA/ VERIFICATION SOURCE	MLS	MLS; Public Records	MLS; Public Records	MLS; Public Records
LIST PRICE	--	--	--	--
LIST DATE	--	05/19/2020	06/06/2020	03/02/2020
SALE PRICE/PPSF	--	\$860,000      \$516/Sq. Ft.	\$975,000      \$524/Sq. Ft.	\$1,265,000      \$841/Sq. Ft.
CONTRACT/ PENDING DATE	--	06/30/2020	06/30/2020	07/03/2020
SALE DATE	--	06/19/2020	07/02/2020	07/07/2020
DAYS ON MARKET	--	29	24	105
LOCATION	N; Res	A; BsyRd      \$50,000	N; Res	A; BsyRd      \$50,000
LOT SIZE	0.14 Acre(s)	0.15 Acre(s)	0.14 Acre(s)	0.18 Acre(s)      -\$25,000
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	60	55	57	54
CONDITION	C4	C4	C4	C2      -\$100,000
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	6/3/2	6/3/2	6/2/2.1      \$25,000	6/3/2.1      -\$5,000
GROSS LIVING AREA	1,530 Sq. Ft.	1,666 Sq. Ft.      -\$10,000	1,859 Sq. Ft.      -\$24,500	1,504 Sq. Ft.
BASEMENT	None	None	None	None
HEATING	Central	Central	Central	Forced Air
COOLING	None	None	Central      -\$2,500	Central      -\$2,500
GARAGE	2 GA	2 GA	2 GBI	2 GBI
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		4.65%      \$40,000	-0.21%      -\$2,000	-6.52%      -\$82,500
GROSS ADJUSTMENTS		6.98%      \$60,000	5.33%      \$52,000	14.43%      \$182,500
ADJUSTED PRICE		\$900,000	\$973,000	\$1,182,500

## Sales Comparison (Continued)

Provided by  
Appraiser

	 <b>913 Rutland Ave</b> Los Angeles, CA 90042  <small>Jul 27 2020 01:40 PM</small>	 <b>921 Rutland Ave</b> Los Angeles, CA 90042 			
COMPARABLE TYPE	--	Listing			
MILES TO SUBJECT	--	0.01 miles			
DATA/ VERIFICATION SOURCE	MLS	MLS	MLS		
LIST PRICE	--	\$1,098,000			
LIST DATE	--	07/15/2020			
SALE PRICE/PPSF	--	--	\$0/Sq. Ft.		
CONTRACT/ PENDING DATE	--	--			
SALE DATE	--				
DAYS ON MARKET	--	14			
LOCATION	N; Res	N; Res			
LOT SIZE	0.14 Acre(s)	0.15 Acre(s)			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Ranch	Ranch			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	60	60			
CONDITION	C4	C2	-\$100,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	6/3/2	6/3/2			
GROSS LIVING AREA	1,530 Sq. Ft.	1,542 Sq. Ft.			
BASEMENT	None	None			
HEATING	Central	Gas			
COOLING	None	Central	-\$2,500		
GARAGE	2 GA	2 GBI			
OTHER	--	--		--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			-9.34% -\$102,500		
GROSS ADJUSTMENTS			9.34% \$102,500		
ADJUSTED PRICE			\$995,500		

## Value Conclusion + Reconciliation



Provided by  
Appraiser

**\$925,000**  
AS-IS VALUE

**0-30 Days**  
EXPOSURE TIME

**EXTERIOR**  
INSPECTION PERFORMED  
BY A 3RD PARTY

### Sales Comparison Analysis

#### DESCRIPTION OF COMPARABLE SEARCH CRITERIA

All comparable sales are within close proximity to the subject property. Sale 1 and 2 are recent in similar condition and overall features. Sale 3 is a complete remodel. Even though Sale 3 is close proximity, it is in the South Pasadena area of Los Angeles and falls under a different school district. Less weight given to this sale, but considered due to its similar GLA. Sale 4 is a pending sale located next door to the subject.

#### EXPLANATION OF ADJUSTMENTS

Adjustments derived from Paired Sales analysis.

#### ADDITIONAL COMMENTS (OPTIONAL)

Sale 2 GLA supplied from the reported GLA in the Public Records.

### Reconciliation Summary

Most weight placed on Sale 2 which is located in the immediate area of Arroyo Vista Estates of Highland Park. It is also a recent sale in close proximity with similar condition level.

## Appraiser Commentary Summary

 Provided by  
Appraiser

### Subject Comments (Site, Condition, Quality)

From Page 1

Subject is a one story ranch style home. From MLS information, subject has no notable updates or remodeling. No view and location on an average street location with no external factors.

### Neighborhood and Market

From Page 7

The subject is one of many subdivisions in the Arroyo View Estates area of Highland Park in Los Angeles County market area. It was developed over the last 50 years. The average size streets and above average maintenance of the homes makes this a highly sought after neighborhood in the city. This area is served by the Los Angeles school district with several elementary, middle schools and the high school being located in the neighborhood. Access to the bus system is Good. Retail services are all readily available. There is about a 5 minute commute to the main retail sites. The properties in this area are well maintained and retaining their value. The comparables reflect a high sales volume for the period of the year. A 0-3 month exposure time is still the standard

### Analysis of Prior Sales & Listings

From Page 6

Subject was listed on sold on 7/28/2020 per CRMLS. 19 DOM

### Highest and Best Use Additional Comments

Highest and best use is as residential.

## Subject Details



### Sales and Listing History

**PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?**

Yes

**Event**

● Sold

**Date**

Jul 28, 2020

**Price**

\$915,000

**Data Source**

MLS MB20129562

**LISTING STATUS**

Listed in Past Year

● Pending

Jul 21, 2020

\$940,000

MLS 302579722

● Cancelled

Jul 2, 2020

\$999,999

MLS 302499674

**DATA SOURCE(S)**

MLS

● Active

Apr 17, 2020

\$999,999

MLS 302499674

**EFFECTIVE DATE**

07/29/2020

**SALES AND LISTING HISTORY ANALYSIS**

Subject was listed on sold on 7/28/2020 per CRMLS. 19 DOM

### Order Information

**BORROWER**

Catamount Properties 2018 LLC

**LOAN NUMBER**

41324

**PROPERTY ID**

28583036

**ORDER ID**

6780892

**ORDER TRACKING ID**

20200727\_ClearVals

**TRACKING ID 1**

20200727\_ClearVals

### Legal

**OWNER**

GUTIERREZ,DINA I

**ZONING DESC.**

Residential

**ZONING CLASS**

LAR1

**ZONING COMPLIANCE**

Legal

**LEGAL DESC.**

TRACT # 25730 LOT 18

### Highest and Best Use

**IS HIGHEST AND BEST USE THE PRESENT USE**

Yes

**PHYSICALLY POSSIBLE?**



**FINANCIALLY FEASIBLE?**



**LEGALLY PERMISSABLE?**



**MOST PRODUCTIVE USE?**



### Economic

**R.E. TAXES**

\$7,745

**HOA FEES**

N/A

**PROJECT TYPE**

N/A

**FEMA FLOOD ZONE**

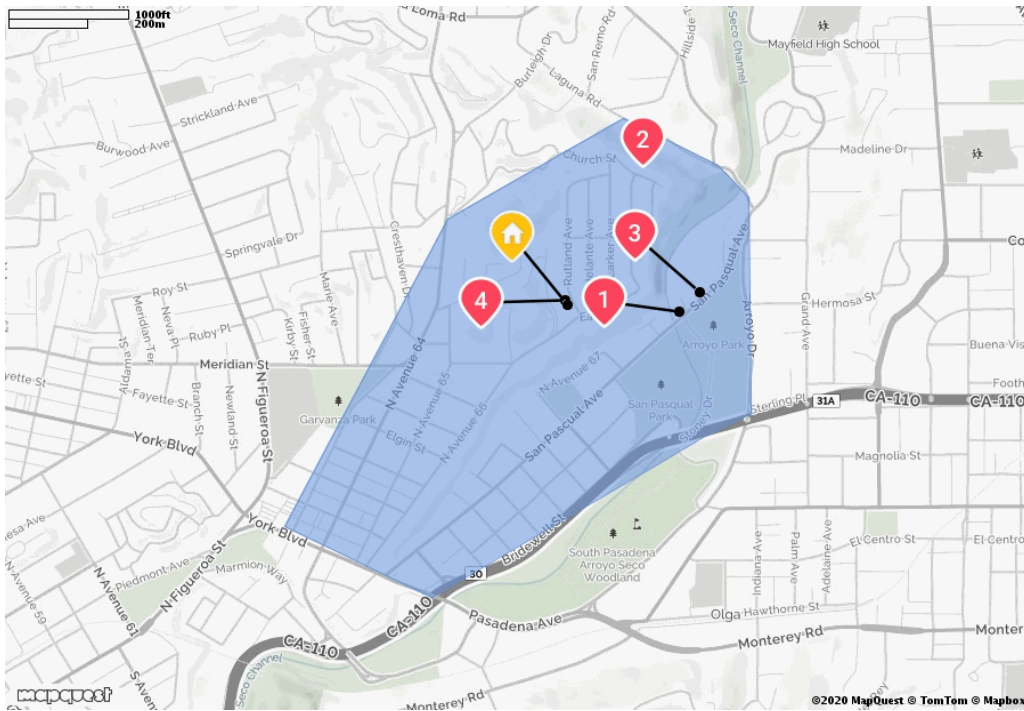
06037C1635F 9/26/08

**FEMA SPECIAL FLOOD ZONE AREA**

No

# Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

19

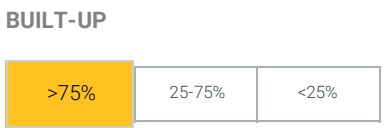
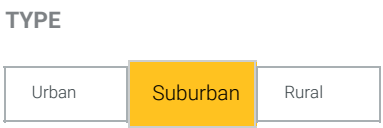
Months Supply

2.2

Avg Days Until Sale

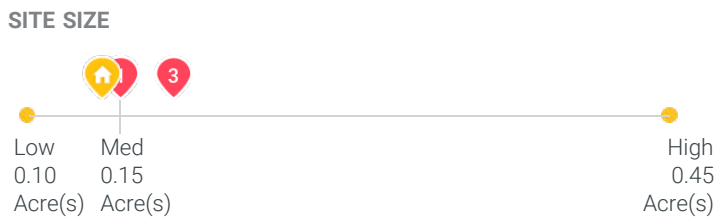
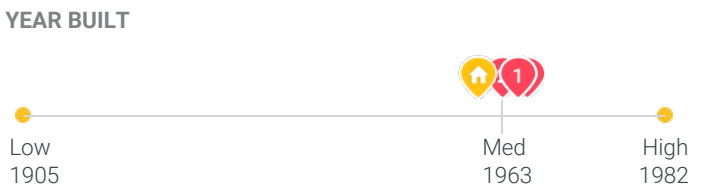
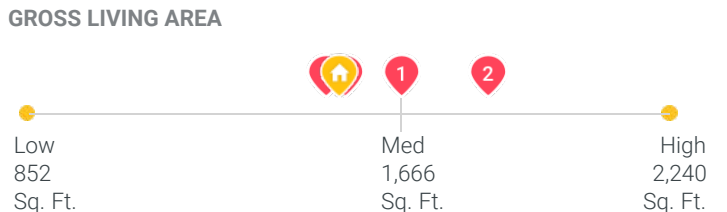
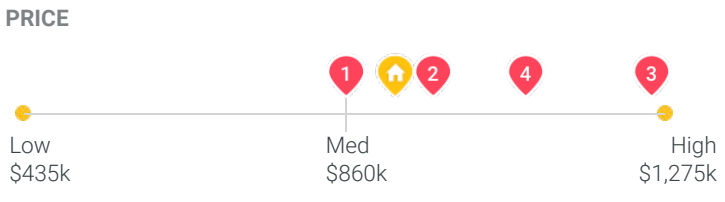
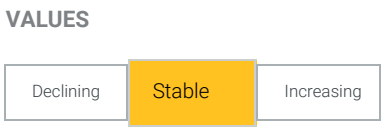
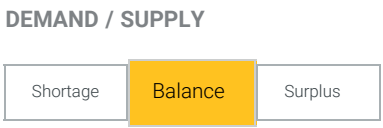
10

Subject Neighborhood as defined by the Appraiser



**NEIGHBORHOOD & MARKET COMMENTS**

The subject is one of many subdivisions in the Arroyo View Estates area of Highland Park in Los Angeles County market area. It was developed over the last 50 years. The average size streets and above average maintenance of the homes makes this a highly sought after neighborhood in the city. This area is served by the Los Angeles school district with several elementary, middle schools and ... *(continued in Appraiser Commentary Summary)*



### Subject Photos



Front



Address Verification



Side



Side



Street



Street



Subject Photos



Other

## Comparable Photos

Provided by  
Appraiser

1 6718 San Ramon Dr  
Los Angeles, CA 90042



Front

2 6610 Church St  
Los Angeles, CA 90042



Front

3 315 San Pasqual Ave  
South Pasadena, CA 91030



Front

### Comparable Photos

Provided by  
Appraiser

4 921 Rutland Ave  
Los Angeles, CA 90042



Front

## Scope of Work



### REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

### PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

### SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Francisco Ursulo, a licensed real estate agent having completed the above referenced Property Inspection.

### AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

### THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

### INTENDED USE:

The intended use of this Appraisal Report is for the lender/client to evaluate the property that is the subject of this appraisal for home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

### INTENDED USER:

The intended user of this appraisal report is the lender/client.

### DEFINITION OF MARKET VALUE

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))**

### SCOPE OF WORK COMMENTS

none

## Assumptions, Conditions, Certifications, & Signature



### EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

### EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

*none*

### STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

### LIMITING CONDITIONS COMMENTS

*none*

## Assumptions, Conditions, Certifications, & Signature (Cont.)



**I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:**

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. 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.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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 engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Francisco Ursulo and did not make a personal inspection of the property that is the subject of this report.
10. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

**APPRAISER'S CERTIFICATION COMMENTS**

none

**SIGNATURE**

**NAME**

Michelle Rogers SRA

**EFFECTIVE DATE**

07/27/2020

**DATE OF REPORT**

07/27/2020

**LICENSE #**

AR014817

**STATE**

CA

**EXPIRATION**

05/27/2021

**COMPANY**

MBR Valuations

## Property Condition Inspection

Provided by  
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
\$0	N/A	\$0

### Condition & Marketability

<b>CONDITION</b>	✓ Good	Property appeared to be in good condition from the exterior.
<b>SIGNIFICANT REPAIRS NEEDED</b>	✓ No	No repairs needed or damages to report at time of inspection.
<b>CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES</b>	✓ No	No current or potential zoning violations noted at time of inspection.
<b>SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, &amp; SIZE)</b>	✓ Yes	Subject conforms to neighborhood and is in similar condition to surrounding properties.
<b>AVERAGE CONDITION OF NEIGHBORING PROPERTIES</b>	✓ Good	The average condition for the neighboring properties is noted as "Good"
<b>BOARDED OR VACANT PROPERTIES NEAR SUBJECT</b>	✓ No	No boarded or vacant properties were noted at time of inspection.
<b>SUBJECT NEAR POWERLINES</b>	✓ No	No near powerlines were noted or observed.
<b>SUBJECT NEAR RAILROAD</b>	✓ No	Subject is not near any railroad tracks.
<b>SUBJECT NEAR COMMERCIAL PROPERTY</b>	✓ No	There is no nearby commercial properties that would affect subject's marketability.

## Property Condition Inspection - Cont.

 Provided by  
Onsite Inspector

### Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	Subject is not near an airport or airport flight path.
ROAD QUALITY	✓	Good	Subject's nearby roads are in good condition and consistent with nearby streets located in and around this neighborhood.
NEGATIVE EXTERNALITIES	✓	No	There are no negative externalities that affect subject property.
POSITIVE EXTERNALITIES	✓	No	There are no positive externalities that affect subject property.



## Repairs Needed

### Exterior Repairs

ITEM	COMMENTS	COST
Exterior Paint	-	\$0
Siding/Trim Repair	-	\$0
Exterior Doors	-	\$0
Windows	-	\$0
Garage /Garage Door	-	\$0
Roof/Gutters	-	\$0
Foundation	-	\$0
Fencing	-	\$0
Landscape	-	\$0
Pool /Spa	-	\$0
Deck/Patio	-	\$0
Driveway	-	\$0
Other	-	\$0
TOTAL EXTERIOR REPAIRS		\$0

**Agent / Broker**

<b>ELECTRONIC SIGNATURE</b>	<b>LICENSE #</b>	<b>NAME</b>	<b>COMPANY</b>	<b>INSPECTION DATE</b>
/Francisco Ursulo/	01946059	Francisco Ursulo	SYBIL STEVENSON	07/27/2020