

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>	930 W 134th Place, Compton, CA 90222	<b>Order ID</b>	6794032	<b>Property ID</b>	28625756
<b>Inspection Date</b>	08/07/2020	<b>Date of Report</b>	08/09/2020		
<b>Loan Number</b>	41486	<b>APN</b>	6146-021-048		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Los Angeles		

### Tracking IDs

<b>Order Tracking ID</b>	20200807_BPOs	<b>Tracking ID 1</b>	20200807_BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Copeland Frances M/Copeland Walter D	<b>Condition Comments</b> The subject property is one story Spanish style single family detached residence located in the city of Compton, county of Los Angeles. The subject appears, based on exterior and interior visual inspection, to be in average overall condition for the area and of average overall quality of construction for the area. The subject appeared adequately maintained and no significant deferred maintenance was noted during the inspection.
<b>R. E. Taxes</b>	\$2,002	
<b>Assessed Value</b>	\$79,573	
<b>Zoning Classification</b>	CORL*	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> 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.
<b>Local Economy</b>	Depressed	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$625,000	
<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>	930 W 134th Place	630 W Cressey St	510 W Plum St	12631 S Mona Blvd
<b>City, State</b>	Compton, CA	Compton, CA	Compton, CA	Compton, CA
<b>Zip Code</b>	90222	90222	90222	90222
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.48 <sup>1</sup>	0.65 <sup>1</sup>	0.99 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$359,900	\$390,000	\$399,000
<b>List Price \$</b>	--	\$359,900	\$390,000	\$399,000
<b>Original List Date</b>		07/15/2020	04/22/2020	07/09/2020
<b>DOM · Cumulative DOM</b>	-- · --	16 · 25	30 · 109	24 · 31
<b>Age (# of years)</b>	93	94	84	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>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Spanish	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	955	916	832	1,018
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 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>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.11 acres	0.11 acres	0.12 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 impacting the market but is still evolving, cannot fully assess any impact at this time, but market is showing resilience/stable. 120 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. Under contract/pending sale without reductions and within overall area marketing times.
- Listing 3** Seems average in overall condition and quality of construction, seems comparable to the subject. Under contract/pending sale without reductions and within overall area marketing times.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	930 W 134th Place	536 W Cressey St	434 W Elm St	1213 W 130th St
City, State	Compton, CA	Compton, CA	Compton, CA	Compton, CA
Zip Code	90222	90222	90220	90222
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 <sup>1</sup>	0.89 <sup>1</sup>	0.37 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$358,888	\$350,000	\$399,900
List Price \$	--	\$358,888	\$350,000	\$399,900
Sale Price \$	--	\$345,888	\$358,000	\$377,800
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/09/2020	01/28/2020	01/10/2020
DOM · Cumulative DOM	-- · --	90 · 169	17 · 105	10 · 112
Age (# of years)	93	68	38	78
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 Spanish	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	955	822	806	1,165
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.06 acres	0.06 acres	0.23 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,135	+\$415	-\$26,173
Adjusted Price	--	\$353,023	\$358,415	\$351,627

\* 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** Adjustments; +\$6,650 GLA. +\$6,735 lot size. -\$6,250 year-built. 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.
- Sold 2** Adjustments; +\$7,450 GLA. +\$6,715 lot size. -\$13,750 year-built. Both condition and overall quality of construction seem average for the area and comparable to the subject. Sold conventional financing without reductions, sold over listing price (not uncommon, driven by lack of inventory but difficult to know if over listing price sales will continue with the emerging covid-19 situation and the changing market, but inventory remains limited and interest rates low, which favors the subject and the market does not seem to be weakening at this time).
- Sold 3** Adjustments; -\$10,500 GLA. -\$11,923 lot size. -\$3,750 year-built. Quality of construction seems average and comparable to the subject, condition seems fair to average and similar to subject. Sold conventional financing without reductions, sold within overall area marketing times.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				MLS shows the subject sold 8-7-2020 for \$355,000. Tax records state the subject last sold 01/08/1980 \$40,000 (latest sale probably not yet recorded in tax records).			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<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>
06/12/2020	\$350,000	--	--	Sold	08/07/2020	\$355,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$364,900	\$364,900
<b>Sales Price</b>	\$355,000	\$355,000
<b>30 Day Price</b>	\$340,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Available inventory remains limited, 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. 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.</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



Front



Front



Address Verification



Street



Street



## Listing Photos

**L1** 630 W Cressey St  
Compton, CA 90222



Front

**L2** 510 W Plum St  
Compton, CA 90222



Front

**L3** 12631 S Mona Blvd  
Compton, CA 90222



Front

## Sales Photos

**S1** 536 W Cressey St  
Compton, CA 90222



Front

**S2** 434 W Elm St  
Compton, CA 90220



Front

**S3** 1213 W 130th St  
Compton, CA 90222



Front

## ClearMaps Addendum

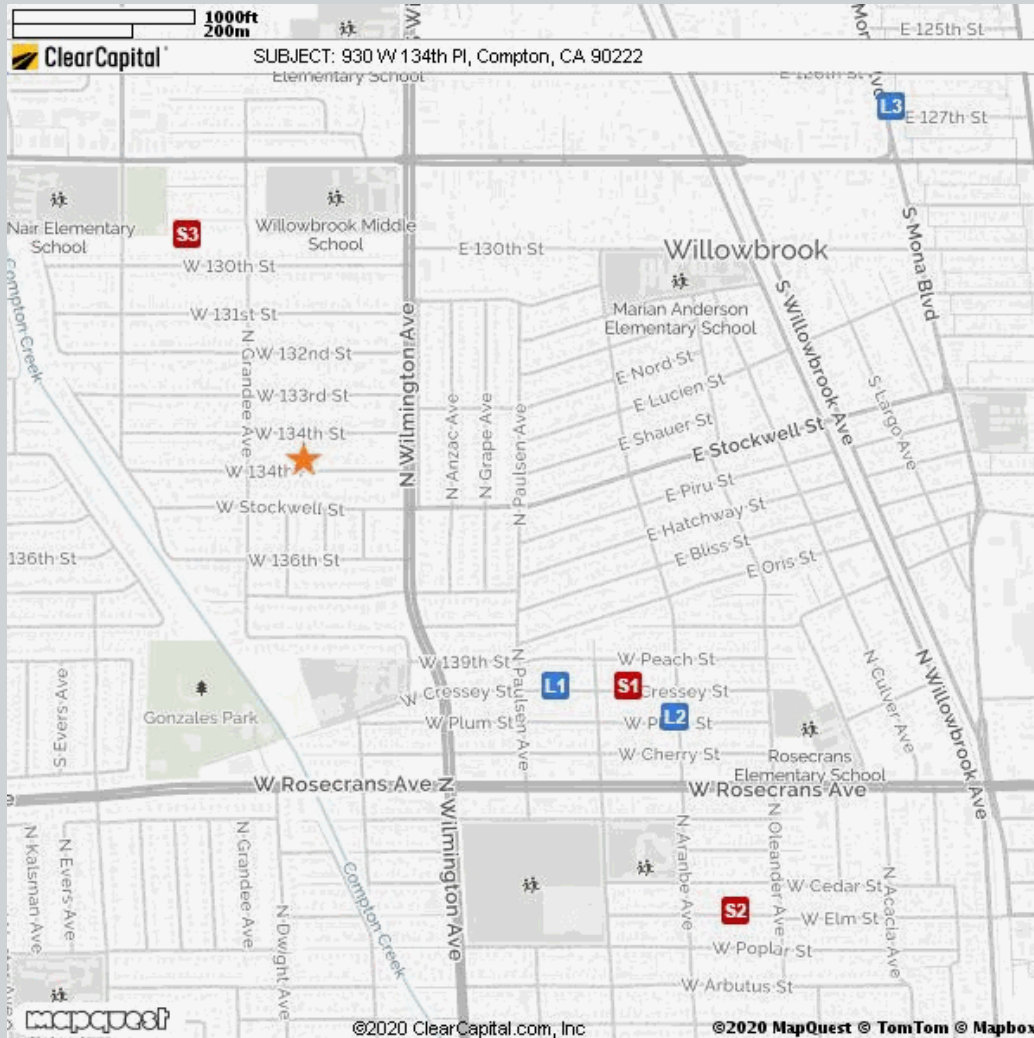
**Address** ★ 930 W 134th Place, Compton, CA 90222

**Loan Number** 41486

**Suggested List** \$364,900

**Suggested Repaired** \$364,900

**Sale** \$355,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	930 W 134th Pl, Compton, CA	--	Parcel Match
L1	630 W Cressey St, Compton, CA	0.48 Miles <sup>1</sup>	Parcel Match
L2	510 W Plum St, Compton, CA	0.65 Miles <sup>1</sup>	Parcel Match
L3	12631 S Mona Blvd, Compton, CA	0.99 Miles <sup>1</sup>	Parcel Match
S1	536 W Cressey St, Compton, CA	0.57 Miles <sup>1</sup>	Parcel Match
S2	434 W Elm St, Compton, CA	0.89 Miles <sup>1</sup>	Parcel Match
S3	1213 W 130th St, Compton, CA	0.37 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>	310 N. Canon Drive Beverly Hills CA 90210
<b>License Expiration</b>	02/28/2023	<b>License State</b>	CA
<b>Phone</b>	3107209067	<b>Email</b>	seanfreemanrealestate@gmail.com
<b>Broker Distance to Subject</b>	14.24 miles	<b>Date Signed</b>	08/08/2020

*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:**

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