

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	8216 Erskine Green, Buena Park, CA 90621	Order ID	6797310	Property ID	28635063
Inspection Date	08/12/2020	Date of Report	08/13/2020		
Loan Number	41513	APN	066-411-30		
Borrower Name	Catamount Properties 2018 LLC	County	Orange		

Tracking IDs

Order Tracking ID	20200811_BPOs	Tracking ID 1	20200811_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Ha Justin Jiah J J Family Tr	Condition Comments Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$3,780	
Assessed Value	\$313,535	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Dove Mgt. Co 949-872-0546	
Association Fees	\$250 / Month (Insurance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$500,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8216 Erskine Green	4125 Carol Dr # #4	4742 Beach Blvd	4864 Estepona Way
City, State	Buena Park, CA	Fullerton, CA	Buena Park, CA	Buena Park, CA
Zip Code	90621	92833	90621	90621
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.62 ¹	0.08 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$429,000	\$469,000	\$515,000
List Price \$	--	\$429,000	\$469,000	\$515,000
Original List Date		06/07/2020	07/15/2020	07/09/2020
DOM · Cumulative DOM	-- · --	66 · 67	28 · 29	34 · 35
Age (# of years)	56	40	57	48
Condition	Average	Average	Good	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	2 Stories Town House	2 Stories Town House	2 Stories Town House	2 Stories Town House
# Units	1	1	1	1
Living Sq. Feet	1,232	1,096	1,276	1,240
Bdrm · Bths · ½ Bths	3 · 2	2 · 1 · 1	3 · 1 · 2	3 · 1 · 1
Total Room #	6	4	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.030 acres	0.02 acres	0.03 acres	0.04 acres
Other	None	None	None	None

* 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.

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

Listing 1 Adjustments:;Bed:\$2000,Bath:\$1000,HBath:\$-500,GLA:\$2720,Age:\$-160,Garage:\$500,Total Adjustment:\$5560,Net Adjustment Value:\$434560 Property is similar in condition but superior in half bath count to the subject.

Listing 2 Adjustments:Condition:\$-1500,Bath:\$1000,HBath:\$-1000,Total Adjustment:\$-1500,Net Adjustment Value:\$467500 Property is superior in condition and half bath count to the subject.

Listing 3 Adjustments:;Bath:\$1000,HBath:\$-500,Total Adjustment:\$500,Net Adjustment Value:\$515500 Property is inferior in full bath count but superior in half bath count to the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8216 Erskine Green	8208 Erskine Green	8249 Graham Grn	8239 Haseltine Green
City, State	Buena Park, CA	Buena Park, CA	Buena Park, CA	Buena Park, CA
Zip Code	90621	90621	90621	90621
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.21 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$479,000	\$449,000	\$415,000
List Price \$	--	\$479,000	\$449,000	\$415,000
Sale Price \$	--	\$490,000	\$457,000	\$410,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/18/2020	04/15/2020	07/23/2020
DOM · Cumulative DOM	-- · --	48 · 48	54 · 54	37 · 37
Age (# of years)	56	56	56	56
Condition	Average	Good	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	2 Stories Town House	2 Stories Town House	2 Stories Town House	2 Stories Town House
# Units	1	1	1	1
Living Sq. Feet	1,232	1,276	1,276	1,088
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 1 · 1	2 · 1 · 1
Total Room #	6	5	5	4
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.030 acres	0.03 acres	0.03 acres	0.03 acres
Other	None	None	None	None
Net Adjustment	--	-\$1,000	+\$500	+\$5,380
Adjusted Price	--	\$489,000	\$457,500	\$415,380

* Sold 2 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** Adjustments:Condition:\$-1500,Bath:\$1000,HBath:\$-500,Total Adjustment:-1000,Net Adjustment Value:\$489000 Property is superior in condition but similar in GLA to the subject.
- Sold 2** Adjustments:,Bath:\$1000,HBath:\$-500,Total Adjustment:500,Net Adjustment Value:\$457500 Property is similar in condition,GLA and bed count to the subject
- Sold 3** Adjustments:,Bed:\$2000,Bath:\$1000,HBath:\$-500,GLA:\$2880,Total Adjustment:5380,Net Adjustment Value:\$415380 Property is inferior in GLA and bed count to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
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	\$440,000	\$440,000
Sales Price	\$430,000	\$430,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
<p>Subject details are taken from tax records. Within 1 mile, +/- 30 % GLA and 6 months closing date, there were limited comparable which was similar to the subject in terms of condition, bed-bath, garage and hence the attributes had to be expanded beyond tolerance. Most of the comparables in the neighborhood with similar attributes had undergone various upgrades and hence properties with minor updates are considered average in condition. There were limited listed comparables within 1 miles that was similar to the subject in GLA, condition and hence the proximity had to be expanded up to 1.65 miles. To maximize the accuracy of initial valuation, we have elected to increase the time span of closed sales past the favorable 3-month window to find comparable that required the fewest net adjustment. Property is located in proximity to major roads, highways along with Commercial establishments and schools nearby. Comparable shares values defining qualities with the subject in regard to age, GLA and location so the subject location characteristics don't affect its marketability. Since there were limited comparables that was similar to the subject attributes within the same side of the busy road, I was forced to select comparables crossing a major road and it will not affect the subject marketability. In delivering final valuation, the most weight has been placed on CS2 and CL1 which are similar in GLA, condition.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are
Notes appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 4125 Carol Dr # #4
Fullerton, CA 92833



Front

L2 4742 Beach Blvd
Buena Park, CA 90621



Front

L3 4864 Estepona Way
Buena Park, CA 90621



Front

Sales Photos

S1 8208 Erskine Green
Buena Park, CA 90621



Front

S2 8249 Graham Grn
Buena Park, CA 90621



Front

S3 8239 Haseltine Green
Buena Park, CA 90621



Front

ClearMaps Addendum

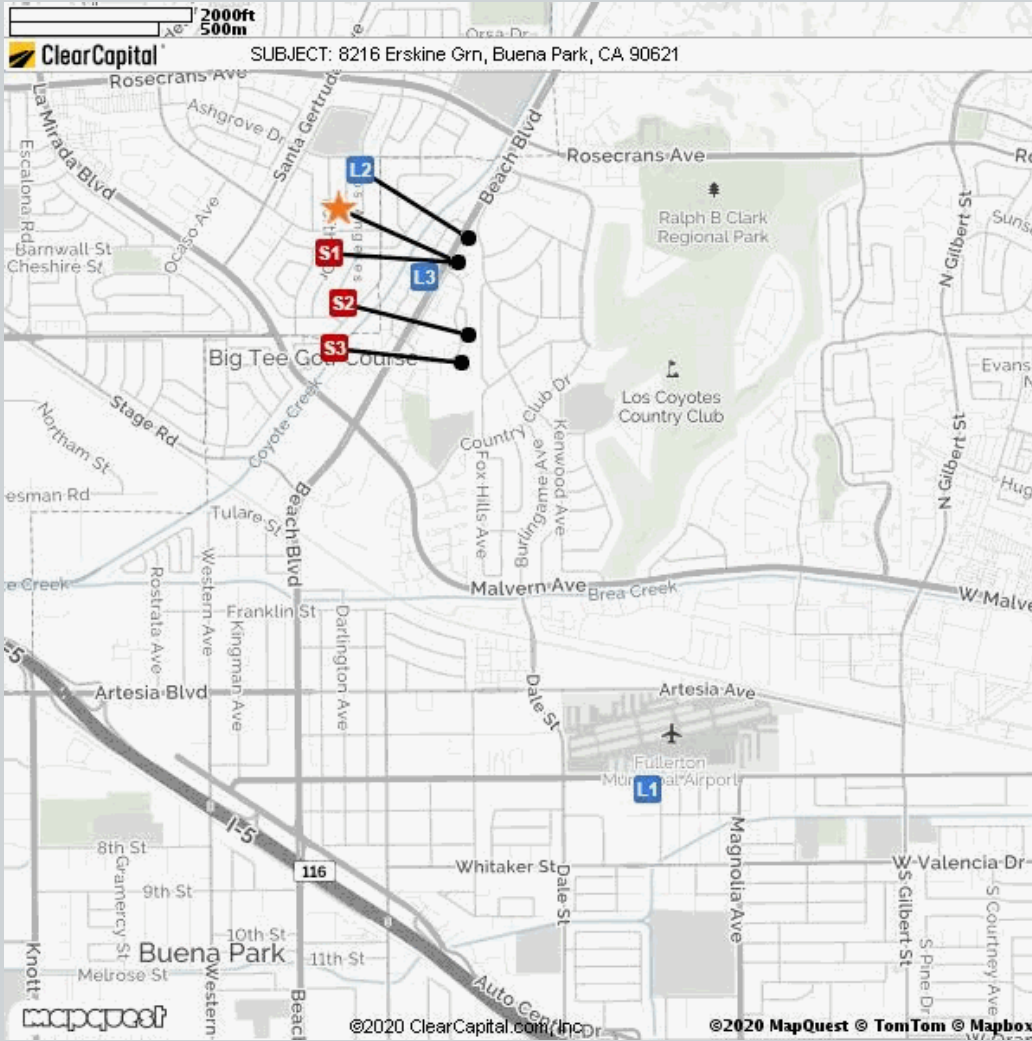
Address ★ 8216 Erskine Green, Buena Park, CA 90621

Loan Number 41513

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8216 Erskine Grn, Buena Park, CA	--	Parcel Match
L1 Listing 1	4125 Carol Dr # #4, Fullerton, CA	1.62 Miles ¹	Parcel Match
L2 Listing 2	4742 Beach Blvd, Buena Park, CA	0.08 Miles ¹	Parcel Match
L3 Listing 3	4864 Estepona Way, Buena Park, CA	0.16 Miles ¹	Parcel Match
S1 Sold 1	8208 Erskine Green, Buena Park, CA	0.01 Miles ¹	Parcel Match
S2 Sold 2	8249 Graham Grn, Buena Park, CA	0.21 Miles ¹	Parcel Match
S3 Sold 3	8239 Haseltine Green, Buena Park, CA	0.28 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	Karen Folgheraiter	Company/Brokerage	Blue Pacific Property
License No	01741214	Address	1432 Edinger Ave Suite 200 Tustin CA 92708
License Expiration	06/01/2022	License State	CA
Phone	7147465450	Email	bpokarenfolgheraiter@gmail.com
Broker Distance to Subject	13.86 miles	Date Signed	08/13/2020

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:

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.