

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	215 E Morningside Street, Long Beach, CA 90805	Order ID	7142930	Property ID	29701572
Inspection Date	03/03/2021	Date of Report	03/04/2021		
Loan Number	41567	APN	7131-023-025		
Borrower Name	Catamount Properties 2018 LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	0303_BPO_Update	Tracking ID 1	0303_BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Jacqueline Petty	Condition Comments	
R. E. Taxes	\$4,309	The subject property did not appear to have damages or repairs needed. No repairs are recommended form exterior inspection.	
Assessed Value	\$345,185		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	The subject property is located in an urban neighborhood that is within a mile of the city's amenities. 30-35% of listings and sold comps in the area are either short sales, REO sales or investor remodeled resales; the different types of sales cause a wide range of values in the area.	
Sales Prices in this Neighborhood	Low: \$460,000 High: \$530,000		
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	215 E Morningside Street	119 E Pleasant St	175 E Pleasant St	262 E Platt St
City, State	Long Beach, CA	Long Beach, CA	Long Beach, CA	Long Beach, CA
Zip Code	90805	90805	90805	90805
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.26 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,000	\$499,900	\$469,900
List Price \$	--	\$480,000	\$499,900	\$505,000
Original List Date		03/01/2021	02/01/2021	09/11/2020
DOM · Cumulative DOM	-- · --	1 · 3	5 · 31	25 · 174
Age (# of years)	74	51	79	98
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	919	836	822	848
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 1	3 · 1
Total Room #	4	3	3	4
Garage (Style/Stalls)	None	Carport 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.05 acres	0.09 acres	0.07 acres
Other	None	None	None	None

* Listing 3 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 Listing one is a standard sale with a similar lot and living area. One less bathroom and one attached carport.

Listing 2 Listing two is a standard sale with a larger lot and similar living area. One less bathroom and a single car detached garage.

Listing 3 Listing three is a standard sale with a similar lot and similar living area. One more bedroom and no covered parking.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	215 E Morningside Street	324 E 52nd St	331 E Hullett St	407 E Sunset St
City, State	Long Beach, CA	Long Beach, CA	Long Beach, CA	Long Beach, CA
Zip Code	90805	90805	90805	90805
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.78 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$440,000	\$500,000	\$460,000
List Price \$	--	\$450,000	\$480,000	\$460,000
Sale Price \$	--	\$470,000	\$502,000	\$475,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/14/2020	12/29/2020	01/20/2021
DOM · Cumulative DOM	-- · --	33 · 82	23 · 157	6 · 120
Age (# of years)	74	92	80	51
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	919	814	928	817
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 2	2 · 2
Total Room #	4	3	4	4
Garage (Style/Stalls)	None	Attached 1 Car	Detached 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	0.05 acres	0.05 acres	0.07 acres	0.05 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,500	-\$14,000	\$0
Adjusted Price	--	\$477,500	\$488,000	\$475,000

* Sold 1 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** Sold one is a standard sale with a similar lot and less living area. One less bathroom and a one car attached garage. Bathroom = \$7,500 GLA = \$5,000 Garage = \$-5,000
- Sold 2** Sold two is a standard sale with a similar lot and living area. Detached garage with other amenities similar to the subject. Garage = \$-10,000 Concessions = \$-4,000
- Sold 3** Sold three is a standard sale with a similar lot and less living area. One attached garage with other amenities are similar to the subject. Garage = \$-5,000 GLA = \$5,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has an expired short sale listing.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
04/10/2019	\$200,000	--	--	Expired	04/09/2020	\$200,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$490,000	\$490,000
Sales Price	\$480,000	\$480,000
30 Day Price	\$460,000	--
Comments Regarding Pricing Strategy		
<p>The subject property did not appear to have deferred maintenance. The average lot for a SFR in the area is between 3,000 - 6,000 sq/ft, the subject has a smaller lot. The average GLA for 2 bed 2 bath is between 1,000 - 1,400 sq/ft, the subject has below average GLA for its amenities. Search was expanded to sold back 6 months for most proximate comps. Due to high competition in the area, listings are valued below market to attract buyers and tend to sell above listing value like sold comps 1, 2 and 3.</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



Address Verification



Side



Side



Street



Street

Listing Photos

L1 119 E Pleasant St
Long Beach, CA 90805



Front

L2 175 E Pleasant St
Long Beach, CA 90805



Front

L3 262 E Platt St
Long Beach, CA 90805



Front

Sales Photos

S1 324 E 52nd St
Long Beach, CA 90805



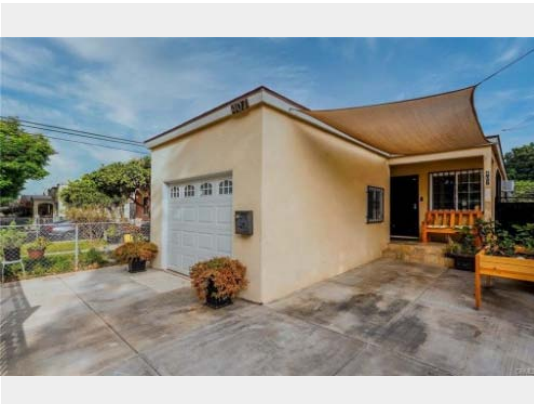
Front

S2 331 E Hullett St
Long Beach, CA 90805



Front

S3 407 E Sunset St
Long Beach, CA 90805



Front

ClearMaps Addendum

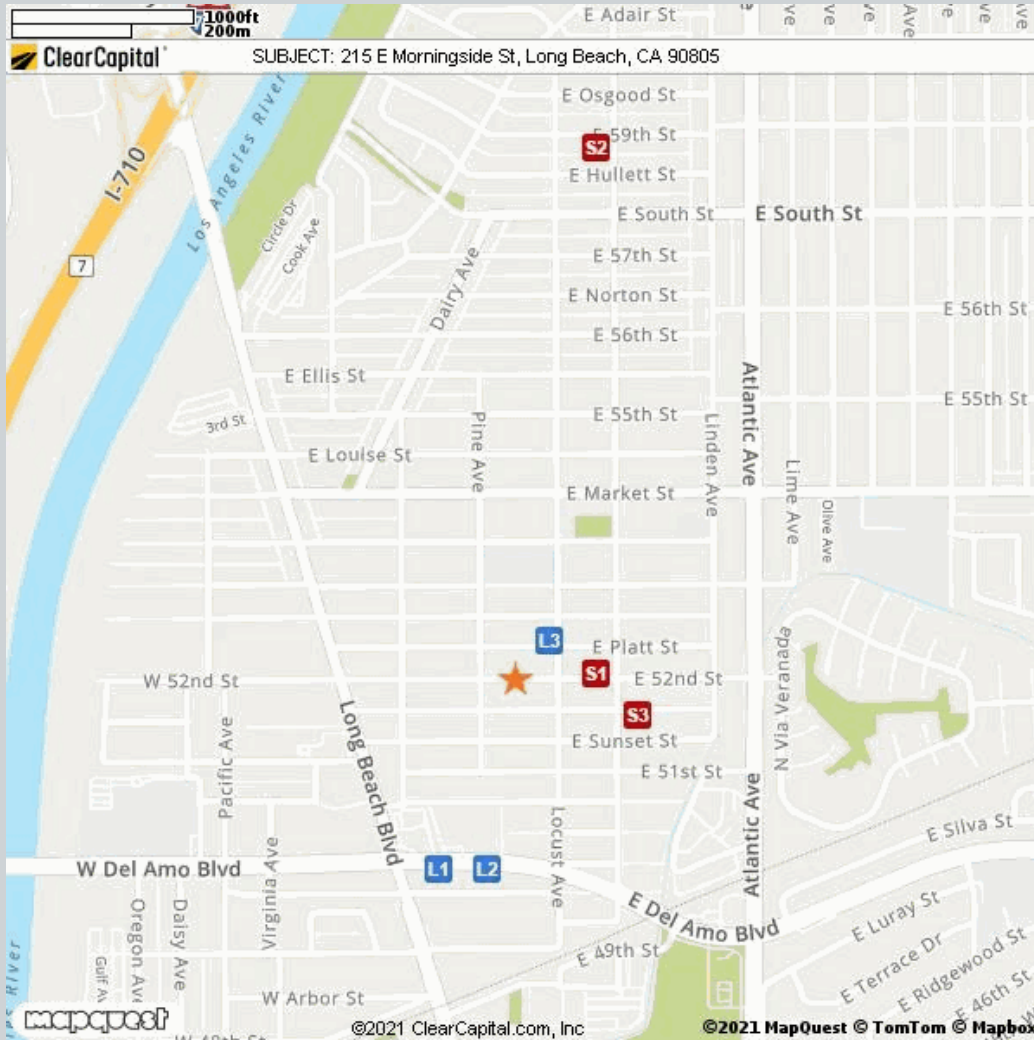
Address ★ 215 E Morningside Street, Long Beach, CA 90805

Loan Number 41567

Suggested List \$490,000

Suggested Repaired \$490,000

Sale \$480,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	215 E Morningside Street, Long Beach, CA 90805	--	Parcel Match
L1 Listing 1	119 E Pleasant St, Long Beach, CA 90805	0.28 Miles ¹	Parcel Match
L2 Listing 2	175 E Pleasant St, Long Beach, CA 90805	0.26 Miles ¹	Parcel Match
L3 Listing 3	262 E Platt St, Long Beach, CA 90805	0.09 Miles ¹	Parcel Match
S1 Sold 1	324 E 52nd St, Long Beach, CA 90805	0.13 Miles ¹	Parcel Match
S2 Sold 2	331 E Hullett St, Long Beach, CA 90805	0.78 Miles ¹	Parcel Match
S3 Sold 3	407 E Sunset St, Long Beach, CA 90805	0.19 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	Leonel Enrique Molina Jr.	Company/Brokerage	First Investments Realty & Mortgage
License No	01720799	Address	3922 TWEEDY BLVD SOUTH GATE CA 90280
License Expiration	01/02/2024	License State	CA
Phone	5624120960	Email	lmolinajrbroker@gmail.com
Broker Distance to Subject	6.52 miles	Date Signed	03/04/2021

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.