

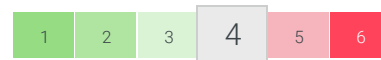
Subject Details

PROPERTY TYPE	GLA
SFR	1,054 Sq. Ft.
BEDS	BATHS
3	1.0
STYLE	YEAR BUILT
Ranch	1952
LOT SIZE	OWNERSHIP
5,585 Sq. Ft.	Fee Simple
GARAGE TYPE	GARAGE SIZE
Detached Garage	2 Car(s)
HEATING	COOLING
Unknown	Unknown
COUNTY	APN
Los Angeles	8022012005

Analysis Of Subject

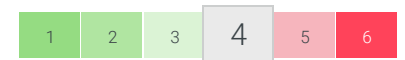
Provided by Appraiser

CONDITION RATING



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

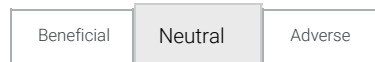
QUALITY RATING



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

VIEW

Residential



LOCATION

Residential






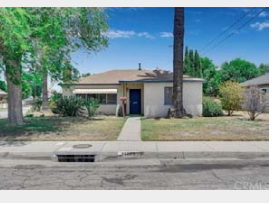




SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

The extraordinary assumption is being made that there is no deferred maintenance. That the subject is in average livable condition without any health or safety issues. Any deviation from this could alter the opinion of value in this report. The subject is located on a residential street with no external obsolescence noted.

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE				
	 11618 Fairford Ave Norwalk, CA 90650 	 11917 Longworth Ave Norwalk, CA 90650 	 11603 Gem St Norwalk, CA 90650 	 12209 Roseton Ave Norwalk, CA 90650 	
COMPARABLE TYPE	--	Sale	Sale	Sale	
MILES TO SUBJECT	--	0.19 miles	0.55 miles	0.54 miles	
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records	MLS; Public Records	MLS; Public Records	
LIST PRICE	--	--	--	--	
LIST DATE	--	09/11/2021	06/27/2021	07/28/2021	
SALE PRICE/PPSF	--	\$610,000 \$553/Sq. Ft.	\$615,000 \$571/Sq. Ft.	\$635,000 \$523/Sq. Ft.	
CONTRACT/ PENDING DATE	--	10/15/2021	08/11/2021	08/26/2021	
SALE DATE	--	10/15/2021	08/11/2021	08/26/2021	
DAYS ON MARKET	--	14	4	7	
LOCATION	N; Res	N; Res	N; Res	N; Res	
LOT SIZE	5,585 Sq. Ft.	5,351 Sq. Ft.	5,193 Sq. Ft.	5,681 Sq. Ft.	
VIEW	N; Res	N; Res	N; Res	N; Res	
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch	
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4	
ACTUAL AGE	70	71	69	67	
CONDITION	C4	C4	C4	C4	
SALE TYPE		Arms length	Arms length	Short Sale	
ROOMS/BEDS/BATHS	5/3/1	5/3/1	5/3/1	5/3/1	
GROSS LIVING AREA	1,054 Sq. Ft.	1,103 Sq. Ft.	1,078 Sq. Ft.	1,214 Sq. Ft.	-\$18,500
BASEMENT	None	None	None	None	
HEATING	Unknown	Floor/Wall	Central	Central	
COOLING	Unknown	None	Central	Central	
GARAGE	2 GD	2 GA	2 GD	2 GA	
OTHER	--	--	--	--	
OTHER	--	--	--	--	
NET ADJUSTMENTS		0.00% \$0	0.00% \$0	-2.91% -\$18,500	
GROSS ADJUSTMENTS		0.00% \$0	0.00% \$0	2.91% \$18,500	
ADJUSTED PRICE		\$610,000	\$615,000	\$616,500	

Sales Comparison (Continued)

Provided by
Appraiser

	 11618 Fairford Ave Norwalk, CA 90650 	 11343 Kenney St Norwalk, CA 90650 			
COMPARABLE TYPE	--	Sale			
MILES TO SUBJECT	--	0.25 miles			
DATA/ VERIFICATION SOURCE	Public Records	MLS; Public Records			
LIST PRICE	--	--			
LIST DATE	--	09/27/2021			
SALE PRICE/PPSF	--	\$690,000	\$682/Sq. Ft.		
CONTRACT/ PENDING DATE	--	10/06/2021			
SALE DATE	--	10/21/2021			
DAYS ON MARKET	--	24			
LOCATION	N; Res	N; Res			
LOT SIZE	5,585 Sq. Ft.	6,750 Sq. Ft.			
VIEW	N; Res	N; Res			
DESIGN (STYLE)	Ranch	Ranch			
QUALITY OF CONSTRUCTION	Q4	Q4			
ACTUAL AGE	70	72			
CONDITION	C4	C2	-\$75,000		
SALE TYPE		Arms length			
ROOMS/BEDS/BATHS	5/3/1	5/3/1			
GROSS LIVING AREA	1,054 Sq. Ft.	1,012 Sq. Ft.			
BASEMENT	None	None			
HEATING	Unknown	Central			
COOLING	Unknown	None			
GARAGE	2 GD	2 GD			
OTHER	--	--		--	--
OTHER	--	--		--	--
NET ADJUSTMENTS			-10.87%	-\$75,000	
GROSS ADJUSTMENTS			10.87%	\$75,000	
ADJUSTED PRICE				\$615,000	

Value Conclusion + Reconciliation



\$614,000
AS-IS VALUE

0-60 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The original search was SFR properties within the neighborhood boundaries in the last 12 months. This resulted in 101 sales with a range from \$490,000-\$800,000. The following parameters were then entered: standard sales, 6 month COE, from 800-1300 sf with 3 bedrooms and 1-2 bathrooms. This resulted in 16 sales with a range from \$500,000-\$711,000. These sales were then analyzed for their similarity in condition, improvements and locations. Personal property is not included in this report.

EXPLANATION OF ADJUSTMENTS

Paired Sales and Sensitivity analysis were used to determine the adjustments through Trendsheets. Simple regression was used to determine if a market adjustment is needed. It showed a minimal increase of 0.1% monthly. This minimal increase is an indicator the competing market has begun to stabilize.


ADDITIONAL COMMENTS (OPTIONAL)

None

Reconciliation Summary

Weighting analysis was used to determine the opinion of value in the sales comparison approach. 30% weight was given to comps 1 & 2 since they are recent sales with similar in condition. 20% was given to comp 3 since it is similar in condition but larger in GLA. 20% weight was given to comp 4 since it is similar in bed/bath count but differs in condition. This weighted analysis resulted in a weighted value of \$613,800. The opinion of value in this report was reconciled to \$614,000.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

The extraordinary assumption is being made that there is no deferred maintenance. That the subject is in average livable condition without any health or safety issues. Any deviation from this could alter the opinion of value in this report. The subject is located on a residential street with no external obsolescence noted.

Neighborhood and Market

From Page 7

The neighborhood is comprised primarily of one and two story single family residences of average to good quality, condition, appeal, and marketability. No adverse influences affecting the marketability of the subject or surrounding properties in the neighborhood were noted. Property values have increased 1.2% over the past 12 months. This minimal increase is an indicator the market has begun to stabilize. The demand and supply are currently in a state of shortage. Marketing times for competitively priced homes range from 1 to 3 months with a similar exposure times. The dominant trend is standard sales & listings.

Analysis of Prior Sales & Listings

From Page 6

The subject has not been listed in the prior 36 months. The comparables have not been listed in the prior 12 months.

Highest and Best Use Additional Comments

The subject property meets the four criteria in determining its highest and best use: 1. It is legally permissible -- it conforms to zoning, building codes, environmental regulations. 2. It is physically possible -- the improvements exist. 3. It is financially feasible as the improvement exists. 4. It is maximally productive. The current improvement consisting of a single family residence is the use that produces the highest residual land value consistent with the rate of return warranted by the market. The highest and best use of the subject property as improved is its present use as a single family residence.

Subject Details



Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?	Event	Date	Price	Data Source
--	-------	------	-------	-------------

No

LISTING STATUS

Not Listed in Past Year

DATA SOURCE(S)

MLS

EFFECTIVE DATE

01/09/2022

SALES AND LISTING HISTORY ANALYSIS

The subject has not been listed in the prior 36 months. The comparables have not been listed in the prior 12 months.

Order Information

BORROWER	LOAN NUMBER
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Catamount Properties 2018 LLC	47616
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PROPERTY ID	ORDER ID
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31909643	7867795
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ORDER TRACKING ID	TRACKING ID 1
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01.05.22_CV	01.05.22_CV
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Legal

OWNER	ZONING DESC.
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ARTHUR V DEARMOND	Residential
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ZONING CLASS	ZONING COMPLIANCE
--------------	-------------------

NOR105	Legal
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LEGAL DESC.

TRACT # 16706 LOT 64

Highest and Best Use

IS HIGHEST AND BEST USE THE PRESENT USE

Yes

PHYSICALLY POSSIBLE?	FINANCIALLY FEASIBLE?
----------------------	-----------------------



LEGALLY PERMISSABLE?	MOST PRODUCTIVE USE?
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Economic

R.E. TAXES	HOA FEES	PROJECT TYPE
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\$1,190	N/A	N/A
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FEMA FLOOD ZONE

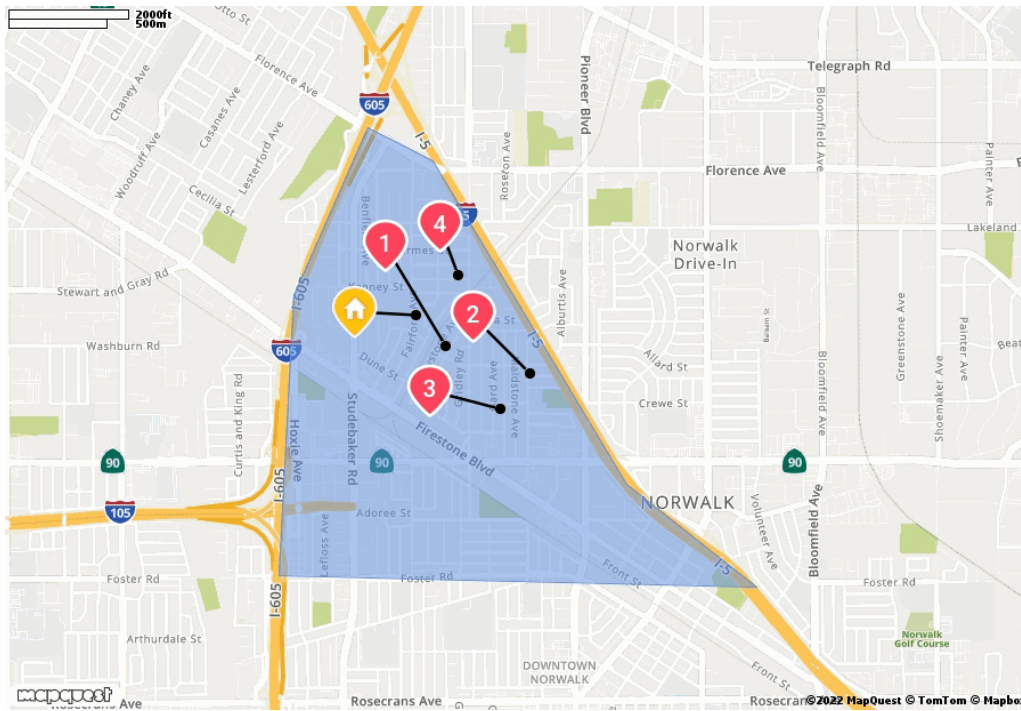
X

FEMA SPECIAL FLOOD ZONE AREA

No

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

48

Months Supply

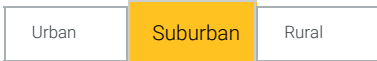
3.0

Avg Days Until Sale

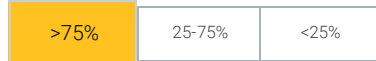
20

Subject Neighborhood as defined by the Appraiser

TYPE



BUILT-UP



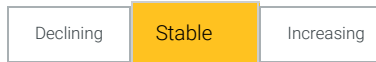
NEIGHBORHOOD & MARKET COMMENTS

The neighborhood is comprised primarily of one and two story single family residences of average to good quality, condition, appeal, and marketability. No adverse influences affecting the marketability of the subject or surrounding properties in the neighborhood were noted. Property values have increased 1.2% over the past 12 months. This minimal increase is an indicator the market has ... *(continued in Appraiser Commentary Summary)*

DEMAND / SUPPLY



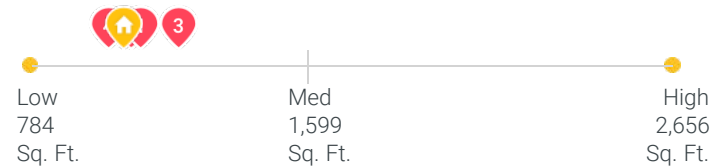
VALUES



PRICE



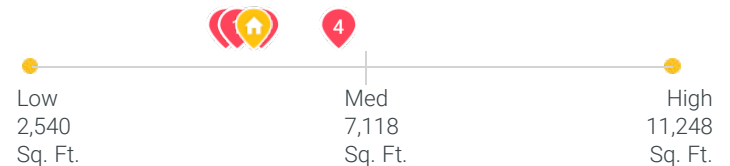
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



Address Verification



Side



Street

Comparable Photos

Provided by
Appraiser

1 11917 Longworth Ave
Norwalk, CA 90650



Front

2 11603 Gem St
Norwalk, CA 90650



Front

3 12209 Roseton Ave
Norwalk, CA 90650



Front

Comparable Photos

Provided by
Appraiser

4 11343 Kenney St
Norwalk, CA 90650



Front

Scope of Work



Provided by
Appraiser

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 George Torres, 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 George Torres 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

Azul Corea

EFFECTIVE DATE

01/07/2022

DATE OF REPORT

01/10/2022

LICENSE #

AR042509

STATE

CA

EXPIRATION

07/12/2023

COMPANY

Appraisal Industries

Property Condition Inspection

Provided by
Onsite Inspector



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

Condition & Marketability

CONDITION	✓ Good	The subject property is located in a similar neighborhood as all comps, no differed maintenance observed during inspection. The roof, exterior walls, paint, stucco and windows appear to be of average.
SIGNIFICANT REPAIRS NEEDED	✓ No	-
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	✓ Yes	-
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	✓ Good	-
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-

Property Condition Inspection - Cont.

 Provided by
Onsite Inspector

Condition & Marketability - cont.

SUBJECT IN FLIGHT PATH OF AIRPORT	✓	No	-
ROAD QUALITY	✓	Good	-
NEGATIVE EXTERNALITIES	✓	No	-
POSITIVE EXTERNALITIES	✓	No	-

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

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/George Torres/	01870168	George Torres	Your Home Real Estate Inc.	01/07/2022