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**APPRAISAL REPORT
OF**



725 S Valinda Ave
West Covina, CA 91790-3712

PREPARED FOR

Clear Capital
Wedgewood Inc
2015 Manhattan Beach Blvd, Suite #100
Redondo Beach, CA 90278

AS OF

02/24/2023

PREPARED BY

Elite Appraisal Service
14071 Peyton Dr #1226
Chino Hills, CA 91709

Exterior-Only Inspection Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 725 S Valinda Ave City West Covina State CA Zip Code 91790-3712
 Borrower Catamount Properties 2018 LLC Owner of Public Record Mary A Luzuriaga & Luzuriaga Trust County Los Angeles
 Legal Description Tract #18872 Lot 5
 Assessor's Parcel # 8487-009-005 Tax Year 2022 R.E. Taxes \$ 3,685
 Neighborhood Name West Covina Map Reference Google Maps Census Tract 4065.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Asset Valuation
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offerings price(s), and date(s). CRMLS

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> OverSupply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over6mths	615	Low	30	Multi-Family	5 %
Neighborhood Boundaries Include: 10 Freeway to the north, S Azusa Ave to the east, Francisquito Ave to the south, and S Sunset Ave to the west								850	High	95	Commercial	5 %
								740	Pred.	65	Other Vcnt	5 %

Neighborhood Description The subject property is located in the City of West Covina. Schools, neighborhood shopping and both public and arterial transportation are within close proximity. Subject area consists primarily of detached single family homes and some condominiums along with some multi family dwellings and is convenient to schools and most consumer services. No adverse conditions noted at time of report
 Market Conditions (including support for the above conclusions) The typical marketing/exposure time for properties in the subjects neighborhood is estimated at 1-3 months. Demand is average at this time due to an low to average supply of available listings. The availability of conventional and government financing remains favorable at this time. Loan discounts, interest buy downs and concessions are prevalent.

Dimensions Rectangular (See Plat Map) Area 9283 sf Shape Rectangular View N;Res;
 Specific Zoning Classification WC-R1 Zoning Description Single Family Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. Based on the 4 tests of highest and best use, the current use is the subject's current highest and best use based on the zoning allowed
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private
 Electricity Water Street Asphalt
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X500 FEMA Map # 060666-06037C1695F FEMA Map Date 09/26/2008
 Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 At the time of the exterior analysis, the subject property fronts a moderate to busy traffic street. This will have an adverse effect on the subject's marketability.

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner Other (describe)
 Exterior Analysis Data Source(s) for Gross Living Area Realist/CoreLogic/CRMLS

General Description	General Description	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> OnewithAccessoryUnit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Cvd	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> UnderConst.	Exterior Walls Stucco/Wood/Average	Fuel Gas	<input checked="" type="checkbox"/> Porch Cvd	<input checked="" type="checkbox"/> Garage # of Cars 2
Design (Style) Traditional	Roof Surface C-Shingle/Average	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Pool Ing Pool	<input type="checkbox"/> Carport # of Cars 0
Year Built 1953	Gutters & Downspouts Eaves/Average	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence ChnLn/Blck	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
Effective Age (Yrs) 70	Window Type Vinyl/Average	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other Ing Spa	<input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 6 Rooms 3 Bedrooms 1.0 Bath(s) 1,217 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) None Noted
 Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;No functional and/or external obsolescence noted at the time of inspection. No significant repair nor modernization appears to be needed for marketability. Reduced effective age is attributed to normal replacement, rehabilitation and normal wear and tear. The subject is in overall average condition in comparison to other single family residences within the market. See addendum for further review
 Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Exterior-Only Inspection Residential Appraisal Report

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 684,000 to \$ 779,000

There are 26 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 615,000 to \$ 850,000

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	725 S Valinda Ave West Covina, CA 91790-3712	1317 E McWood St West Covina, CA 91790	605 E Lucille Ave West Covina, CA 91790	838 E Cameron Ave West Covina, CA 91790
Proximity to Subject		0.83 miles SE	0.81 miles S	0.16 miles SW
Sale Price	\$	\$ 814,500	\$ 730,000	\$ 750,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 562.50 sq. ft.	\$ 522.92 sq. ft.	\$ 542.30 sq. ft.
Data Source(s)		CRMLS #PW22217662;DOM 42	CRMLS#TR22244520;DOM 9	CRMLS#CV22213141;DOM 15
Verification Source(s)		Doc #13764/Realist	Doc #850	Doc #1190059/Realist
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sale or Financing		ArmLth	ArmLth	ArmLth
Concessions		Conv;0	Conv;0	Conv;10000 -10,000
Date of Sale/Time		s01/23;c12/22	s01/23;c12/22	s12/22;c12/22
Location	A;Res;BsyRd	N;Res; -10,000	N;Res;SidesTraffSt 0	A;Res;BsyRd
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	9283 sf	11691 sf -4,816	8535 sf 0	9245 sf 0
View	N;Res;	N;Res;	N;Res;	N;Res;
Design (Style)	DT1;Traditional	DT1;Traditional	DT1;Traditional	DT1;Traditional
Quality of Construction	Q4	Q4	Q4	Q4
Actual Age	70	71 0	66 0	65 0
Condition	C4	C3 -35,000	C3 -35,000	C4
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	6 3 1.0	6 3 2.0 -8,000	6 3 2.0 -8,000	7 4 2.0 -8,000
Gross Living Area	1,217 sq. ft.	1,448 sq. ft. -12,705	1,396 sq. ft. -9,845	1,383 sq. ft. -9,130
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	0sf
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Fau/Cac	Fau/Cac	Fau/Cac	Fau/Wall AC +4,000
Energy Efficient Items	None	None	None	None
Garage/Carport	2gd2dw	2gd2dw	2gd2dw	2ga2dw 0
Porch/Patio/Deck	Porch/Patio	Porch/Patio	Porch/Patio	Porch/Patio
Pool/Spa	Pool/Spa	No Pool/No Spa +20,000	No Pool/No Spa +20,000	No Pool/No Spa +20,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -50,521	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -32,845	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -3,130
Adjusted Sale Price of Comparables		Net Adj: -6% Gross Adj : 11% \$ 763,979	Net Adj: -4% Gross Adj: 10% \$ 697,155	Net Adj: 0% Gross Adj: 7% \$ 746,870

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) Realist

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Realist

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer		08/16/2022	09/20/2022	
Price of Prior Sale/Transfer		\$615,000	\$515,000	
Data Source(s)	Realist	Realist Doc#819725	Realist Doc#919617	Realist
Effective Date of Data Source(s)	02/23/2023	02/23/2023	02/23/2023	02/23/2023

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property appears to not have an prior sales and/or transfers within the last 3 years.

Comparable #1 had a prior sale/transfer on 08/16/2022 for \$615,000. The increase in value is due to the recent upgrades/remodeling. Comparable #2 had a prior sale on 09/20/2022 for

\$515,000. The increase in value is due to the recent upgrades/remodeling completed. Comparable #3 has no prior sale/transfer within the last 12 months from its prior sale.

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach \$ 740,000

Indicated Value by: Sales Comparison Approach \$ 740,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

See Attached Addendum

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 740,000, as of 02/24/2023, which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON ANALYSIS

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

See Attached Addendum

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) See attached addendum

COST APPROACH

<input type="checkbox"/> ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data	Dwelling 1,217 Sq. Ft. @ \$	= \$
Quality rating from cost service Average Effective date of cost data	Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porch/Patio	
	Garage/Carport Sq. Ft. @ \$	= \$
	Total Estimate of Cost-new	= \$
	Less Physical 61 Functional 0 External 0	
	Depreciation 0	= \$ (0)
	Depreciated Cost of Improvements	= \$ 0
	"As-is" Value of Site Improvements	= \$
Estimated Remaining Economic Life (HUD and VA only) 45 Years	Indicated Value By Cost Approach	= \$ 0

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ 0 X Gross Multiplier 0 = \$ 0 Indicated Value by Income Approach
Summary of Income (including support for market rent and GRM) N/A

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal Name of Project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source
Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.
Does the project contain any multi-dwelling units? Yes No Data source.
Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Borrower Catamount Properties 2018 LLC
 Property Address 725 S Valinda Ave
 City West Covina County Los Angeles State CA Zip Code 91790-3712
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6														
Address	725 S Valinda Ave West Covina, CA 91790-3712			320 S Ashdale St West Covina, CA 91790			919 S Susanna Ave West Covina, CA 91790			810 W Lucille Ave West Covina, CA 91790														
Proximity to Subject				0.61 miles NE			0.26 miles S			1.18 miles SW														
Sale Price	\$			\$ 773,000			\$ 760,000			\$ 819,000														
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 702.73 sq. ft.			\$ 692.17 sq. ft.			\$ 607.12 sq. ft.														
Data Source(s)				CRMLS #CV22211502;DOM 47			CRMLS #CV22142351;DOM 7			CRMLS#CV22072930;DOM 24														
Verification Source(s)				Doc #1177137/Realist			Doc #794969/Realist			Doc #595466														
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment											
Sale or Financing				ArmLth						ArmLth														
Concessions				Conv;7730			-7,730			Conv;0			FHA;0											
Date of Sale/Time				s12/22;c11/22						s08/22;c08/22			s06/22;c05/22											
Location	A;Res;BsyRd			N;Res;			-10,000			N;Res;			-10,000			A;Res;SidesTraffSt			0					
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple			Fee Simple											
Site	9283 sf			7554 sf			+3,458			8602 sf			0			9976 sf			0					
View	N;Res;			N;Res;						N;Res;						N;Res;								
Design (Style)	DT1;Traditional			DT1;Traditional						DT1;Traditional						DT1;Traditional								
Quality of Construction	Q4			Q4						Q4						Q4								
Actual Age	70			70						70						66			0					
Condition	C4			C3			-35,000			C3			-35,000			C3			-35,000					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths				Total	Bdrms.	Baths				Total	Bdrms.	Baths						
Room Count	6	3	1.0	6	3	2.0	-8,000			6	3	1.0				7	4	2.0	-8,000					
Gross Living Area	1,217 sq. ft.			1,100 sq. ft.			+6,435			1,098 sq. ft.			+6,545			1,349 sq. ft.			-7,260					
Basement & Finished Rooms Below Grade	0sf			0sf						0sf						0sf								
Functional Utility	Average			Average						Average						Average								
Heating/Cooling	Fau/Cac			Fau/Cac						Wall/Wall AC			+4,000			Fau/Cac								
Energy Efficient Items	None			None						None						None								
Garage/Carport	2gd2dw			4gd2dw			-6,000			2gd2dw						2ga2dw			0					
Porch/Patio/Deck	Porch/Patio			Porch/Patio						Porch/Patio						Porch/Patio								
Pool/Spa	Pool/Spa			No Pool/No Spa			+20,000			No Pool/No Spa			+20,000			Pool/Spa								
Net Adjustment (Total)				+ X -			\$ -36,837			+ X -			\$ -14,455			+ X -			\$ -50,260					
Adjusted Sale Price of Comparables				Net Adj: -5%			\$ 736,163			Net Adj: -2%			\$ 745,545			Net Adj: -6%			\$ 768,740					
													Gross Adj: 12%			Gross Adj: 10%			Gross Adj: 6%					

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	02/23/2023	02/23/2023	02/23/2023	02/23/2023

Analysis of prior sale or transfer history of the subject property and comparable sales Comparable #4 has no prior sale/transfer within the last 12 months from its prior sale.
 Comparable #5 has no prior sale/transfer within the last 12 months from its prior sale. Comparable #6 has no prior sale/transfer within the last 12 months from its prior sale.

Summary of Sales Comparison Approach See Attached Addendum

Borrower Catamount Properties 2018 LLC
 Property Address 725 S Valinda Ave
 City West Covina County Los Angeles State CA Zip Code 91790-3712
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT			COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9								
Address	725 S Valinda Ave West Covina, CA 91790-3712			1217 S Walnut Ave West Covina, CA 91790			1103 W Glendale St West Covina, CA 91790-3712											
Proximity to Subject				0.79 miles SW			0.57 miles NW											
Sale Price	\$			\$ 749,000			\$ 779,000			\$								
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 510.22 sq. ft.			\$ 606.70 sq. ft.			\$ sq. ft.								
Data Source(s)				CRMLS#PW23008780;DOM 18			CRMLS#CV23017898;DOM 5											
Verification Source(s)				Pending Listing			Pending Listing											
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment					
Sale or Financing				Listing						Listing								
Concessions				None;0						None;0								
Date of Sale/Time				c02/23						c02/23								
Location	A;Res;BsyRd			A;Res;BsyRd						A;Res;BxCommBldg			-5,000					
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple								
Site	9283 sf			8976 sf			0			7343 sf			+3,880					
View	N;Res;			N;Res;						N;Res;								
Design (Style)	DT1;Traditional			DT1;Traditional						DT1;Traditional								
Quality of Construction	Q4			Q4						Q4								
Actual Age	70			68			0			63			0					
Condition	C4			C4						C3			-35,000					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths				
Room Count	6	3	1.0	6	3	2.0	-8,000	6	3	2.0	-8,000							
Gross Living Area	1,217 sq. ft.			1,468 sq. ft.			-13,805	1,284 sq. ft.			0	sq. ft.						
Basement & Finished Rooms Below Grade	0sf			0sf						0sf								
Functional Utility	Average			Average						Average								
Heating/Cooling	Fau/Cac			Fau/Cac						Fau/Wall AC			+4,000					
Energy Efficient Items	None			None						None								
Garage/Carport	2gd2dw			2ga2dw			0			2ga2dw			0					
Porch/Patio/Deck	Porch/Patio			Porch/Patio						Porch/Patio								
Pool/Spa	Pool/Spa			No Pool/No Spa			+20,000			Pool/No Spa			+5,000					
Net Adjustment (Total)				[] + [X] -			\$ -1,805			[] + [X] -			\$ -35,120			[] + [] -		
Adjusted Sale Price of Comparables				Net Adj: 0%			\$ 747,195			Net Adj: -5%			\$ 743,880			Net Adj: 0%		
				Gross Adj: 6%						Gross Adj: 8%						Gross Adj: 0%		

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist	Realist	Realist	
Effective Date of Data Source(s)	02/23/2023	02/23/2023	02/23/2023	

Analysis of prior sale or transfer history of the subject property and comparable sales Comparable #7 has no prior sale/transfer within the last 12 months from its prior sale.
 Comparable #8 has no prior sale/transfer within the last 12 months from its prior sale.

Summary of Sales Comparison Approach

Exterior-Only Inspection Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 a mortgage finance transaction.

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

DEFINITION MARKET VALUE: 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, 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 each acting in what he or she considers his or her 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. 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.

Exterior-Only Inspection Residential Appraisal Report

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

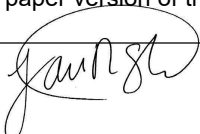
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER



Signature _____
 Name Javier Galicia
 Company Name Elite Appraisal Service
 Company Address 14071 Peyton Dr #1226
Chino Hills, CA 91709
 Telephone Number 323-314-5701
 Email Address galicia429@gmail.com
 Date of Signature and Report 02/24/2023
 Effective Date of Appraisal 02/24/2023
 State Certification # _____
 or State License # AL041780
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 12/14/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

725 S Valinda Ave
West Covina, CA 91790-3712

APPRAISED VALUE OF SUBJECT PROPERTY \$ 740,000

LENDER/CLIENT

Name Clear Capital
 Company Name Wedgewood Inc
 Company Address 2015 Manhattan Beach Blvd, Suite #100
Redondo Beach, CA 90278
 Email Address _____

SUBJECT PROPERTY

- Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Elite Appraisal Service
COMMENT ADDENDUM

File No. 33939279
Internal File# 725Valinda_WestCovina_#33939279

Borrower Catamount Properties 2018 LLC

Property Address 725 S Valinda Ave

City West Covina County Los Angeles State CA Zip Code 91790-3712

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278

Discrepancies / Alterations

County Records show subject's GLA to be 1,217 Sqft with 3 bedrooms and 1 bath. Due the being an exterior analysis only of the subject property, the data obtained from tax records will be used for the subject property characteristics.

Subjects HOA Information

Based on review of the subject's market area, the subject property is not part of any HOA and/or management company based on a conversation with the home owner.

Subject Description

The subject is a detached, single family residence of average quality construction and overall average condition throughout. The subject is located in the City of West Covina, CA. The subject shows an average level of physical depreciation for its age and appears to have been adequately to well maintained.

Please note, the appraisal was completed on the form (2055) and is based on the exterior analysis of the subject property only. Information with regards to the subject property were obtained from tax records.

Subject: Site Information

The subject site is a predominant level, interior lot and is located on a quiet residential street. The size, shape, landscaping, & topography of the subject's site are typical of other sites in the subject's surrounding neighborhood. There were no adverse encroachments, easements, or slide areas affecting the subjects marketability. The subject is located in close proximity to most consumer, employment and recreational needs.

Subject: Neighborhood Description

The subject's neighborhood is composed primarily of older and some newer, average to good quality, detached single family residences with some attached and detached condominiums, as well as some multi family dwellings. No new construction was noted in the subjects neighborhood at the time of inspection. Most homes in the area are adequately to well maintained. Many properties in the area have undergone some degree of remodeling and/or additions.

Positive Time Adjustments

No positive time adjustment are applied to the comparable sales used. This is based on the data obtained from the market conditions addendum as well as websites such as RedFin.com and Zillow.com and is supported by the appraisers use of paired sales analysis and review of relevant listings/ pendings in the subjects neighborhood.

Comments on the Sales Comparison Approach

All comparables included are located in the subjects general and immediate neighborhood and are considered similar in age, design appeal, and quality.

Comparables #1, #2, #4, #5, and #6 were adjusted for their superior condition based on the upgrades completed as compared to the subject property per review of the MLS and the appraisers observations.

Comparables #2 and #6 are considered similar in location as they side a moderate to busy traffic street.

Comparable #3 is similar in location as it fronts a moderate to busy traffic street.

Comparables #7 and #8 are pending listings and were included to support the estimate of market value for the subject property. Comparable #7 is similar in location as it fronts a moderate to busy traffic street as the subject property. Comparable #8 was adjusted for its superior condition based on the upgrades completed as compared to the subject property per review of the MLS and the appraisers observations. Comparable #8 was adjusted for its slightly inferior location as it backs a commercial building.

The closed sales indicate a reconciled value range for the subject of \$697,155-\$768,740. A final value estimate of **\$740,000** is deemed to be most appropriate for the subject, based on overall condition and other

Elite Appraisal Service
COMMENT ADDENDUM

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Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278

characteristics. All sales are considered good indicators of value however comparables #1, #2, #3, and #4 are the most recent and with most weight given to comparables #3 and #6 as they required the least amount of gross adjustments and comparable #3 is similar in condition.

The sales included in this report bracket all major characteristics of the subject. All sales were selected and weighted based on their varying similarities to the subject property and adjusted for differences where applicable. The sale price and adjusted sale price of the comparable sales utilized bracket the final estimate of market value derived in this report and is well supported.

Adjustments were made for differences in gross livable area of 100 sqft or more at \$55 per square foot, lot size difference of 1,000 sqft or more at \$2.00 per square foot, bathroom count differences at \$8,000 per full bathroom, and age difference of 25 years at \$1,000 per year if applicable within the market approach to value. Value given for additional property improvements: Pool: \$15,000; Spa: \$5,000; 1 Car Garage: \$3,000; Wall/Wall AC and/or Fau/Wall AC: \$4,000; if applicable.

Please note, adjustments to the comparable sales were based off the data obtained by the appraisers use of paired sales analysis and review of relevant listings/ pendings in the subjects neighborhood.

Condition ratings of the comparables were based on field observations and information supplied by the data sources reviewed; Realist, MLS; adjustments for condition ratings where applicable, are based on effective ages of each property and the degree of improvements and/or refurbishing and upon the appraisers knowledge of the local market as well as discussions with local area real estate agents.

Final Reconciliation

The Sales Comparison Approach was given the most weight in determining the final value estimate, as it best represents the actions of typical buyers and sellers in the market. The Income Approach was not considered applicable because SFR's within the subject's market area are typically purchased by owner/users and not for income generation.

Covid 19 Commentary

The global outbreak of a "novel coronavirus" known as -19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and, reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 725 S Valinda Ave City West Covina State CA ZIP Code 91790-3712

Borrower Catamount Properties 2018 LLC

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)	16	3	7	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)	2.67	1.00	2.33	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Comparable Active Listings	2	2	3	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	0.75	2.00	1.29	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Median Comparable Sales Price	\$769,000	\$695,000	\$730,000	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Sales Days on Market	8	25	16	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Comparable List Price	\$717,499	\$702,449	\$750,000	<input checked="" type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Listings Days on Market	109	110	18	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sale Price as % of List Price	105%	95%	100%	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

An analysis was performed on 26 competing sales over the past 12 months. For those sales, a total of 11.4% were reported to have seller concessions.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

An analysis was performed on 26 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information.

Information reported in the CRMLS system (using an effective date of 02/24/2023) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

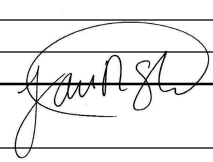
An analysis was performed on 26 competing sales over the past 12 months. The sales within this group had a median sale price of \$731,000.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Active Comparable Listings				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Are foreclosures sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 	Signature
Appraiser Name Javier Galicia	Supervisor Name
Company Name Elite Appraisal Service	Company Name
Company Address 14071 Peyton Dr #1226, Chino Hills, CA 91709	Company Address
State License/Certification # AL041780 State CA	State License/Certification # State
Email Address galicia429@gmail.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Elite Appraisal Service
SUBJECT PHOTO ADDENDUM

File No. 33939279
Internal File# 725Valinda_WestCovina_#33939279

Borrower Catamount Properties 2018 LLC
Property Address 725 S Valinda Ave
City West Covina County Los Angeles State CA Zip Code 91790-3712
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278



Front View of Subject



Street View



Address to Subject Property

Owner Mary A Luzuriaga & Luzuriaga Trust

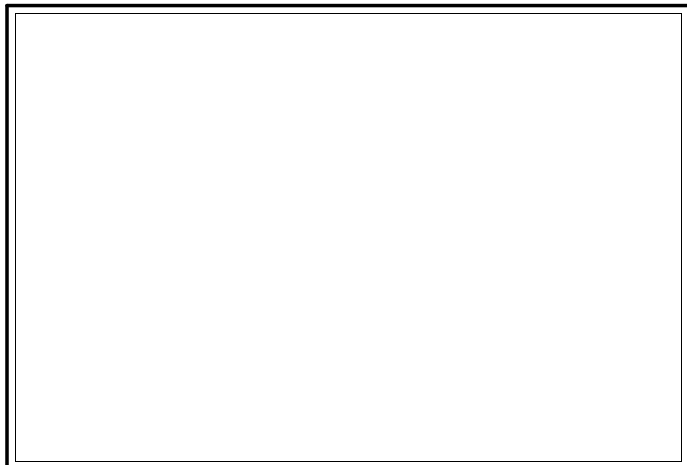
Property Address 725 S Valinda Ave

City West Covina County Los Angeles State CA Zip Code 91790-3712

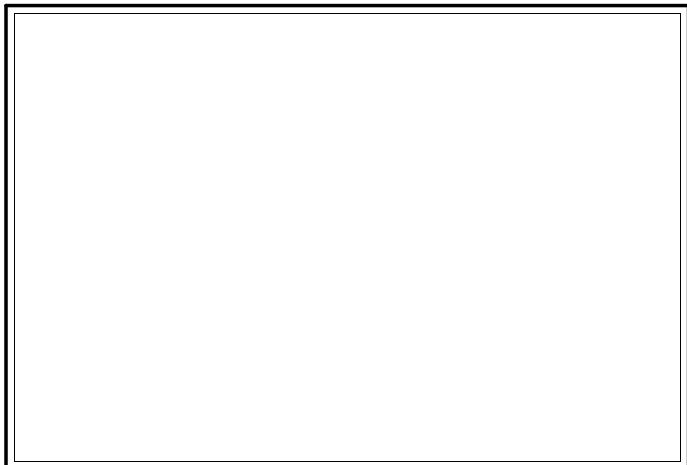
Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278



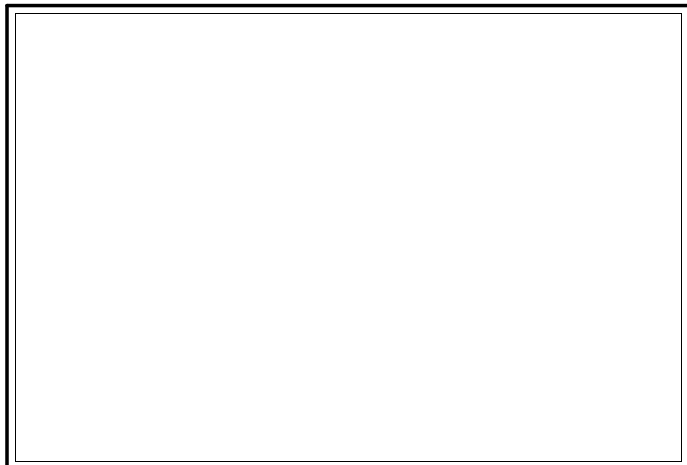
Alternate Street View



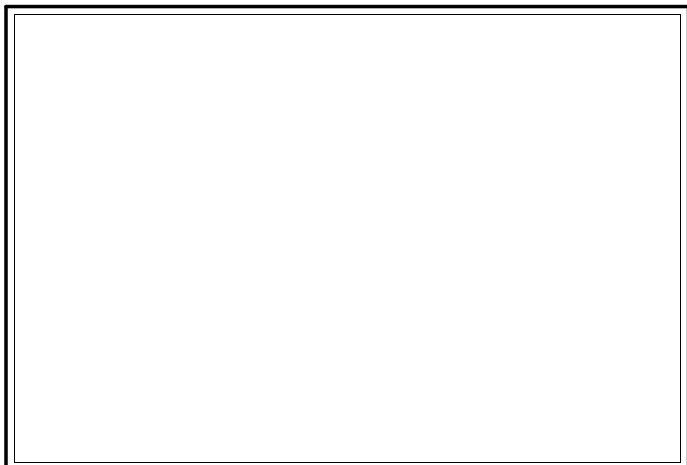
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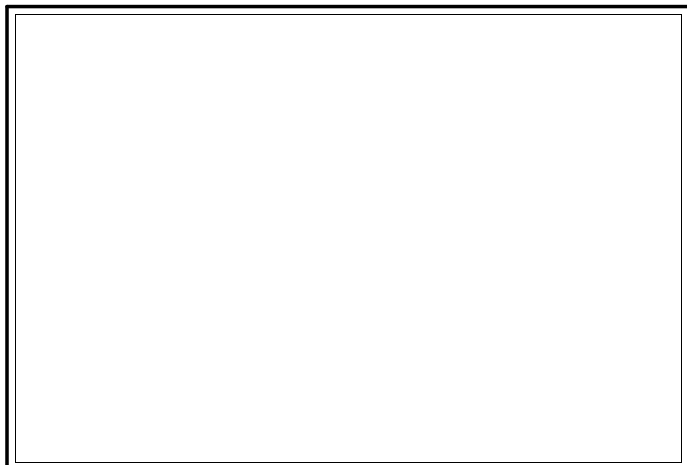
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Borrower Catamount Properties 2018 LLC

Property Address 725 S Valinda Ave

City West Covina County Los Angeles State CA Zip Code 91790-3712

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278



COMPARABLE SALE # 1

1317 E McWood St
West Covina, CA 91790



COMPARABLE SALE # 2

605 E Lucille Ave
West Covina, CA 91790



COMPARABLE SALE # 3

838 E Cameron Ave
West Covina, CA 91790

Borrower Catamount Properties 2018 LLC

Property Address 725 S Valinda Ave

City West Covina County Los Angeles State CA Zip Code 91790-3712

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278



COMPARABLE SALE # 4

320 S Ashdale St
West Covina, CA 91790



COMPARABLE SALE # 5

919 S Susanna Ave
West Covina, CA 91790



COMPARABLE SALE # 6

810 W Lucille Ave
West Covina, CA 91790

Borrower Catamount Properties 2018 LLC

Property Address 725 S Valinda Ave

City West Covina County Los Angeles State CA Zip Code 91790-3712

Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278



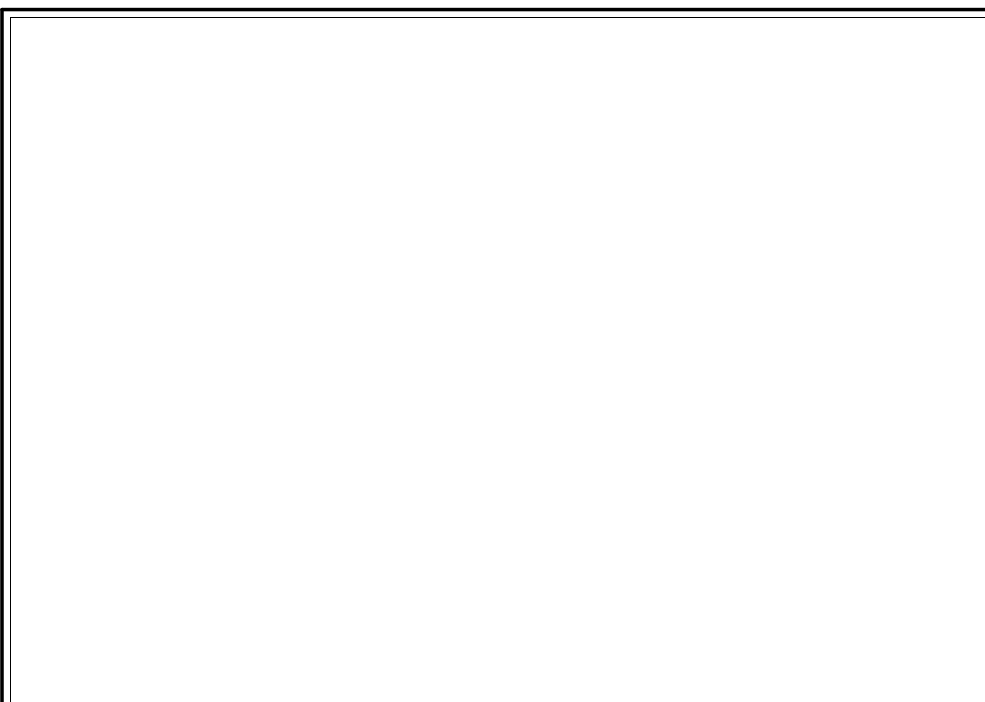
COMPARABLE SALE # 7

1217 S Walnut Ave
West Covina, CA 91790



COMPARABLE SALE # 8

1103 W Glendale St
West Covina, CA 91790-3712



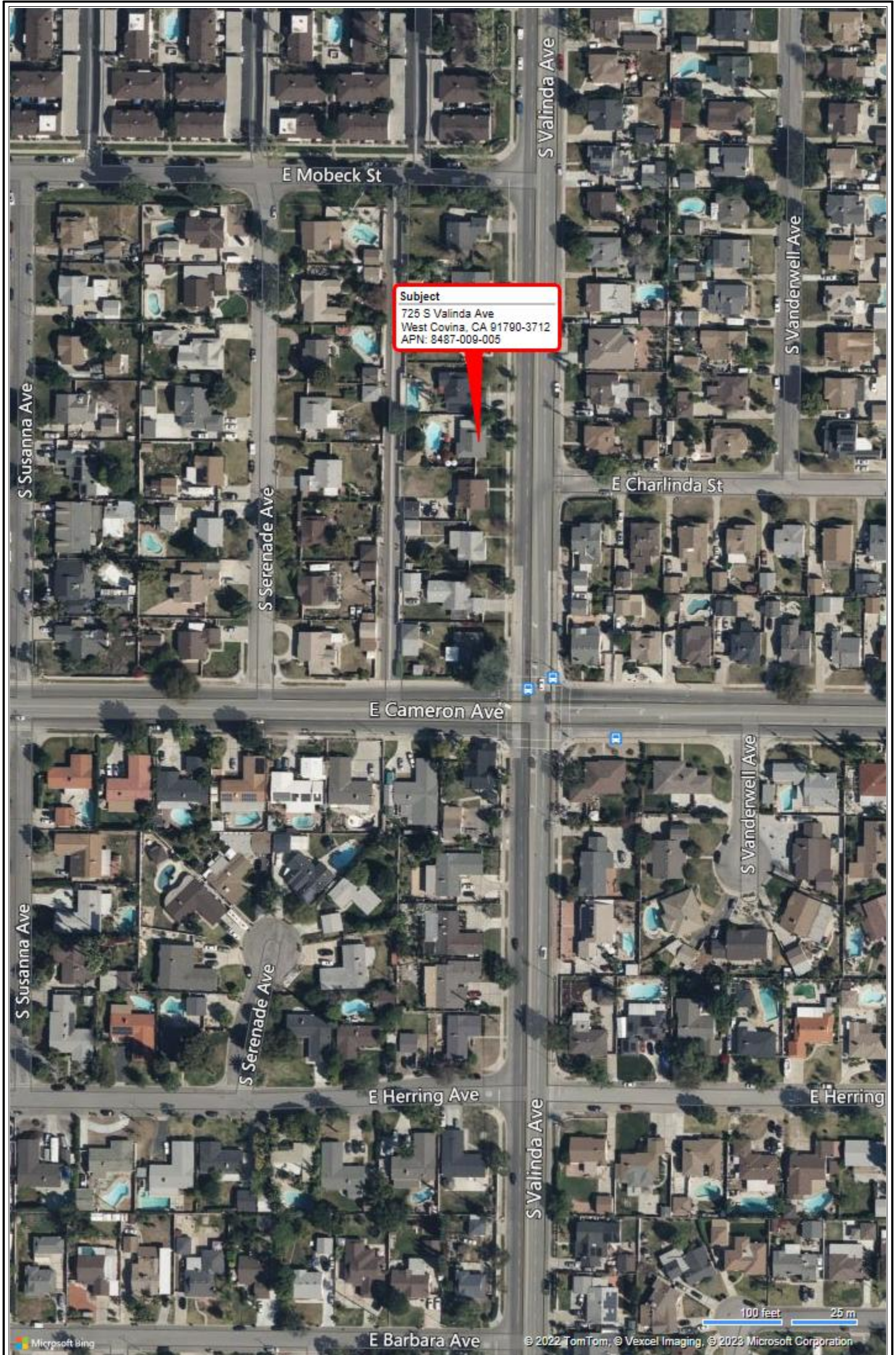
COMPARABLE SALE # 9

Owner Mary A Luzuriaga & Luzuriaga Trust

Property Address 725 S Valinda Ave

City West Covina County Los Angeles State CA Zip Code 91790-3712

Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278

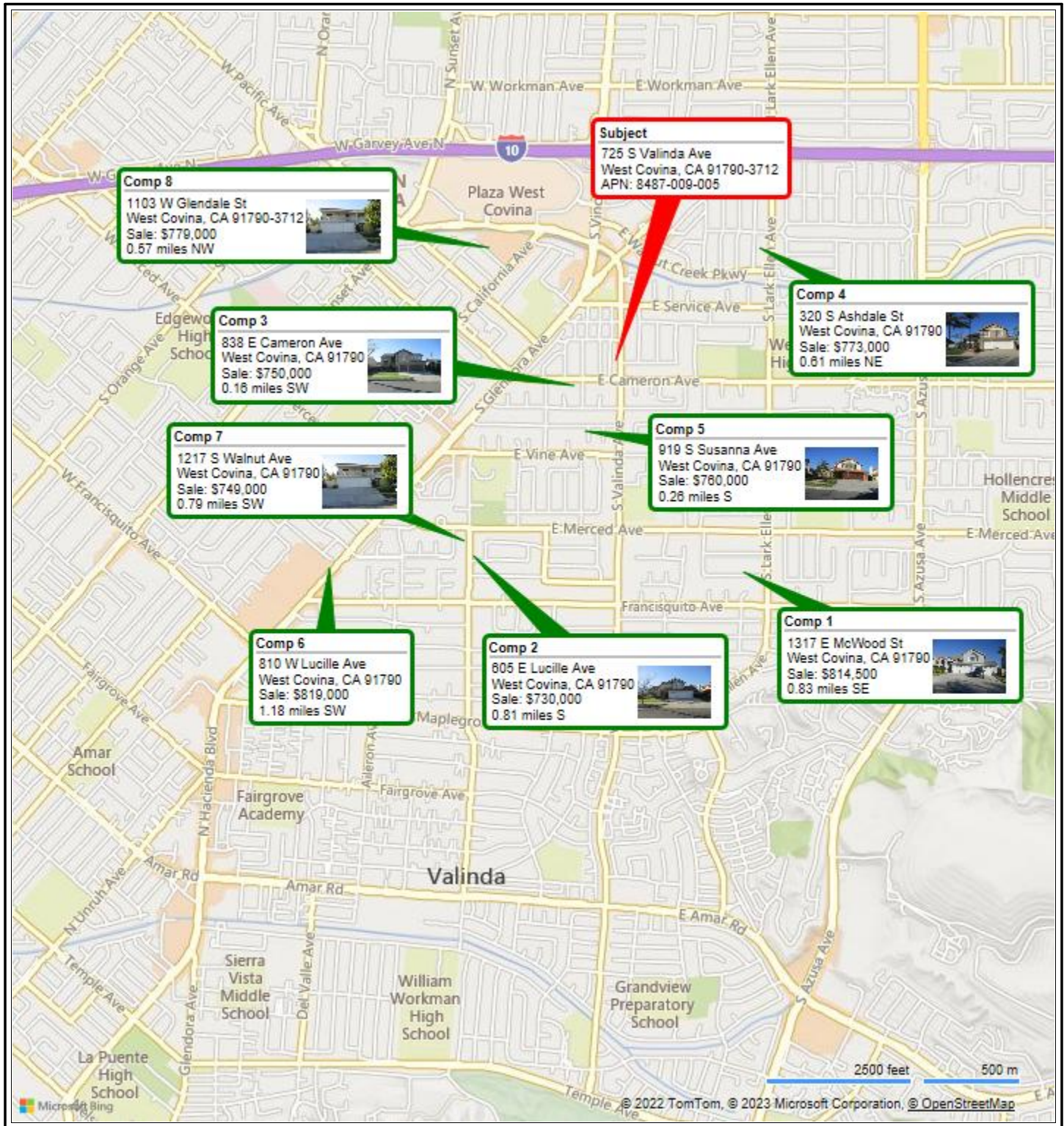


Owner Mary A Luzuriaga & Luzuriaga Trust

Property Address 725 S Valinda Ave

City West Covina County Los Angeles State CA Zip Code 91790-3712

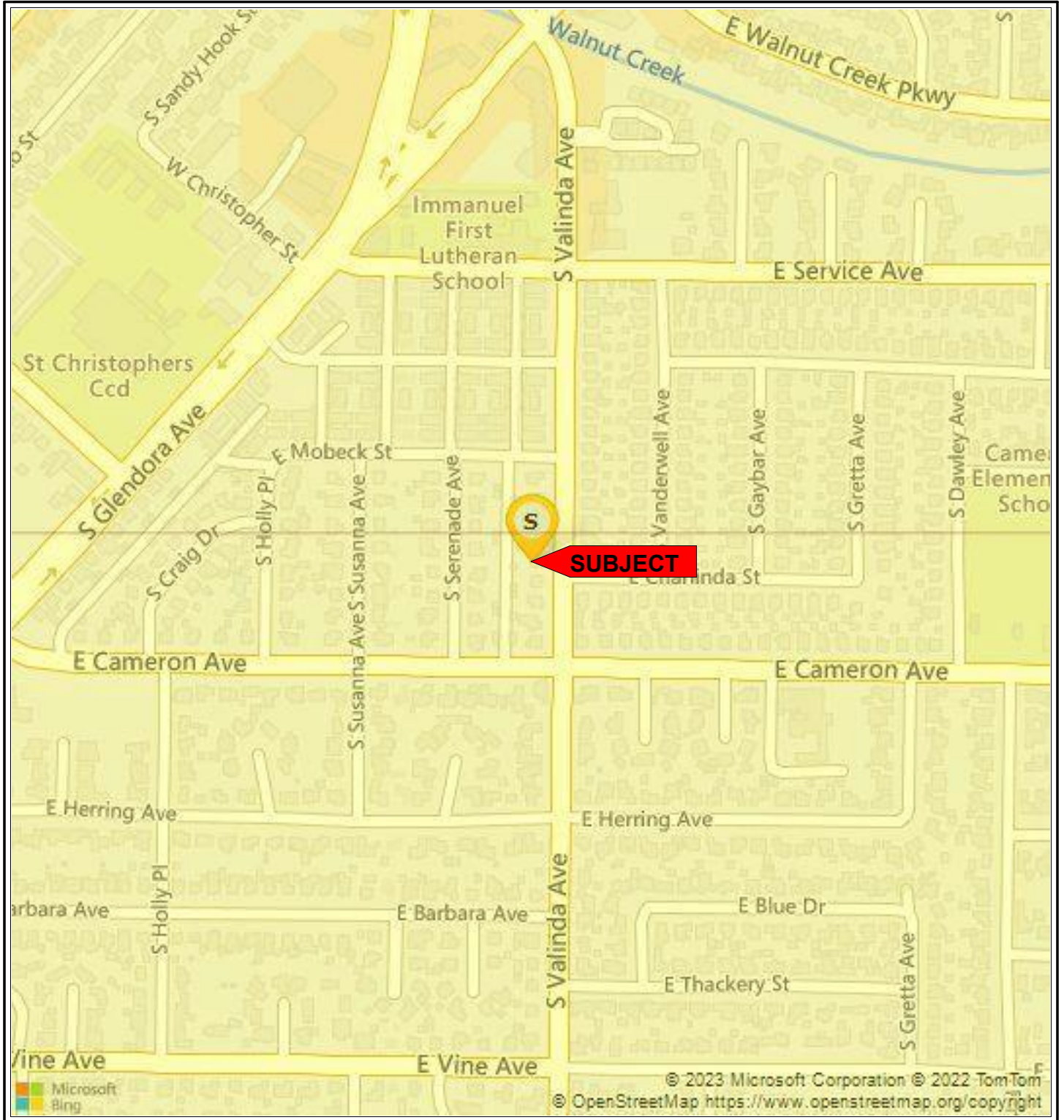
Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278



Elite Appraisal Service
FLOOD MAP ADDENDUM

File No. 33939279
 Internal File# 725Valinda_WestCovina_#33939279

Borrower Catamount Properties 2018 LLC
 Property Address 725 S Valinda Ave
 City West Covina County Los Angeles State CA Zip Code 91790-3712
 Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278



Flood Map Legends

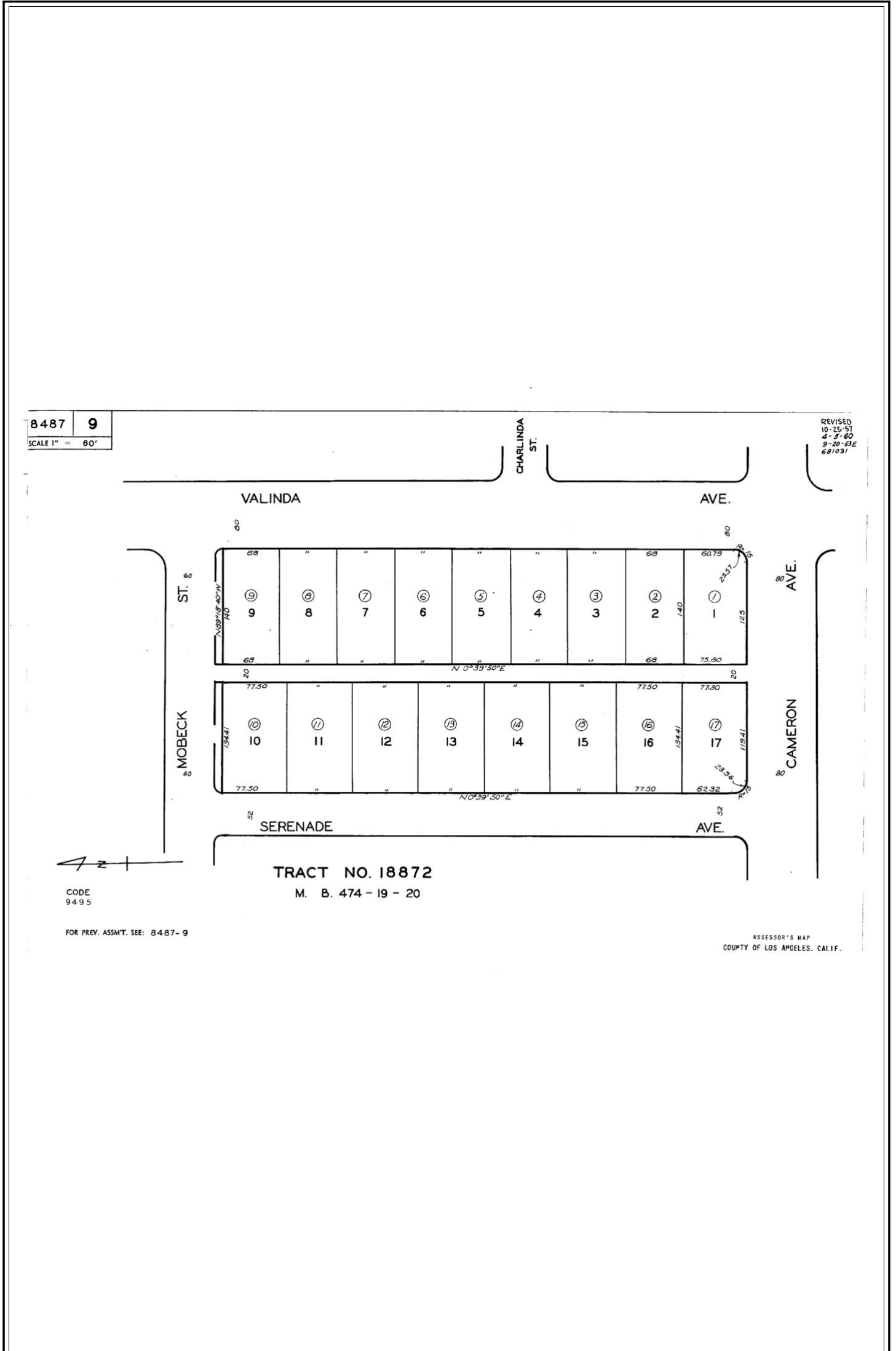
- Flood Zones
- Areas inundated by 100-year flooding
 - Areas inundated by 500-year flooding
 - Areas of undetermined but possible flood hazards
 - Floodway areas with velocity hazard
 - Floodway areas
 - COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone): Out
 Within 250 ft. of multiple flood zones? Not within 250 feet
 Community: 060666
 Community Name: WEST COVINA, CITY OF
 Map Number: 060666-06037C1695F
 Zone: X500 Panel: 1695F Panel Date: 09/26/2008
 FIPS Code: 06037 Census Tract: 4065.00

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Owner Mary A Luzuriaga & Luzuriaga Trust
 Property Address 725 S Valinda Ave
 City West Covina County Los Angeles State CA Zip Code 91790-3712
 Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite #100, Redondo Beach, CA 90278



APPRAISAL COMPLIANCE

File No. 33939279

Internal File# 725Valinda_WestCovina_#33939279

Borrower/Client <u>Catamount Properties 2018 LLC</u>	
Address <u>725 S Valinda Ave</u>	Unit No. _____
City <u>West Covina</u>	County <u>Los Angeles</u> State <u>CA</u> Zip Code <u>91790-3712</u>
Lender/Client <u>Wedgewood Inc</u>	

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My 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.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I **HAVE** made a personal inspection of the property that is the subject of this report.
- I have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

N/A

ADDITIONAL COMMENTS


Additional USPAP related issues requiring disclosure and/or any state mandated requirements: N/A

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
 Name Javier Galicia
 Date of Signature 02/24/2023
 State Certification # _____
 or State License # AL041780
 State CA
 Expiration Date of Certification or License 12/14/2024
 Effective Date of Appraisal 02/24/2023

Signature _____
 Name _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior Only from street Interior and Exterior

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/12/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: OREP - Organization of Real Estate Professionals Insurance Services, LLC
CONTACT NAME: Lisa Cavanaugh
INSURED: Javier R Galicia
INSURER(S) AFFORDING COVERAGE: HUDSON INSURANCE COMPANY

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSR, SUBR WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include General Liability, Automobile Liability, Umbrella Liability, Workers Compensation, and Errors and Omissions / Professional Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
REAL ESTATE APPRAISER ERRORS AND OMISSIONS LIABILITY INSURANCE
RETROACTIVE DATE: 7/13/2016

CERTIFICATE HOLDER: Proof of Coverage
CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: ISAAC PECK

Appraiser License Certificate

File No. 33939279

Internal File# 725Valinda_WestCovina_#33939279



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Javier R. Galicia

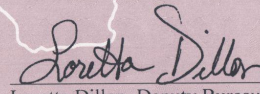
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AL 041780

Effective Date: December 15, 2022
Date Expires: December 14, 2024


Loretta Dillon, Deputy Bureau Chief, BREA

3068210

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"