

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	222 W Grove Street Unit 3, Pomona, CA 91767	Order ID	8636495	Property ID	33950061
Inspection Date	02/28/2023	Date of Report	03/01/2023		
Loan Number	52663	APN	8370011023		
Borrower Name	Catamount Properties 2018 LLC	County	Los Angeles		

Tracking IDs					
Order Tracking ID	02.28.23 BPO Request	Tracking ID 1	02.28.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	LILY M TSENG	Condition Comments	
R. E. Taxes	\$1,563	<p>The subject is a two story attached condo in a four unit building. Has stucco siding, composition shingle roof, 1AG and 2 covered parking spaces. There is a wood fenced rear patio, forced air heating, and central air. The exterior paint, siding, roof, and windows appear satisfactory with no damage observed. The complex appears well maintained.</p>	
Assessed Value	\$112,862		
Zoning Classification	Residential POR32000-S		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Woodbridge 909-399-3103		
Association Fees	\$210 / Month (Pool,Landscaping,Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	<p>The subject is located in a condo complex of units similar in age, size, type and quality of construction. Outside the complex are other condos, apartment buildings, and detached SFRs. There are no board-ups or burnouts in the area. It is less than a block to a local market, .4 mi to an elementary school, and 1 mi to freeway access. After a long period of increasing values, values have declined during the past 6 months. Some concessions are not uncommon. Distressed sale properties are a minor share of the market, with no impact on neighborhood values.</p>	
Sales Prices in this Neighborhood	Low: \$265500 High: \$539900		
Market for this type of property	Decreased 13 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	222 W Grove Street Unit 3	960 E. Bonita #44	2382 Pepper St	3014 Winfield Ave
City, State	Pomona, CA	Pomona, CA	La Verne, CA	La Verne, CA
Zip Code	91767	91767	91750	91750
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	0.69 ¹	0.66 ¹
Property Type	Condo	SFR	Condo	Condo
Original List Price \$	\$	\$345,000	\$430,000	\$429,999
List Price \$	--	\$325,000	\$430,000	\$429,999
Original List Date		11/02/2022	02/08/2023	02/22/2023
DOM · Cumulative DOM	-- · --	119 · 119	13 · 21	6 · 7
Age (# of years)	43	44	53	53
Condition	Average	Fair	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	1 Story Townhouse	2 Stories Townhouse	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	872	680	836	771
Bdrm · Bths · ½ Bths	2 · 2	1 · 1	2 · 1	2 · 1
Total Room #	4	3	4	4
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	Patio	Balcony	Patio	None

* Listing 3 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

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

Listing 1 Has smaller GLA and room counts, similar year built and parking. There are no interior MLS photos available for viewing. The MLS comments indicate the property needs an all cash or hard money lender, as the property will no qualify for financing due to condition.

Listing 2 Has similar GLA, garage, and is older construction. There are newer kitchen cabinets, s/s appliances, quartz countertops, upgraded bath, raised panel interior doors, and upgraded lighting.

Listing 3 Has smaller GLA, similar parking, and is older construction. There are no interior MLS photos available for viewing. The MLS comments indicate there is newer laminate and carpet flooring. granite kitchen countertops, and a newer oven.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	222 W Grove Street Unit 3	216 Whitney #3	3089 Gladstone St. #2	960 E. Bonita #25
City, State	Pomona, CA	Pomona, CA	Pomona, CA	Pomona, CA
Zip Code	91767	91767	91767	91767
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.06 ¹	1.14 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$415,000	\$420,000	\$395,000
List Price \$	--	\$400,000	\$420,000	\$395,000
Sale Price \$	--	\$410,000	\$435,000	\$400,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	09/13/2022	11/23/2022	11/03/2022
DOM · Cumulative DOM	-- · --	34 · 127	7 · 105	43 · 73
Age (# of years)	43	43	43	44
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	872	904	847	955
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 1 · 1	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	Patio	Patio, 8k concessions	Patio	Patio, concessions 11,600
Net Adjustment	--	-\$8,000	-\$25,000	-\$11,600
Adjusted Price	--	\$402,000	\$410,000	\$388,400

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Has similar GLA, year built, and garage. There are no interior MLS photos available for viewing and there are no condition comments provided in the MLS. Adj: concessions -8k.
- Sold 2** Has similar GLA, year built, and parking. There are granite kitchen countertops, updated cabinets, upgraded baths, vinyl plank flooring, epoxy garage floor, and a tankless water heater. Adj: condition -25k.
- Sold 3** Has similar GLA, room counts, year built, and parking. There are laminate kitchen countertops, white appliances, no cabinet, bath, flooring upgrades. Has dated lighting. There are dual pane windows. Adj: concessions -11,600.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no MLS activity for the subject. It last sold on 08/31/2000 for \$79,500.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$410,000	\$410,000
Sales Price	\$405,000	\$405,000
30 Day Price	\$395,000	--
Comments Regarding Pricing Strategy		
The search parameters for comparables were: 572-1172 sq.ft, condos, back 6 months, and throughout the subject city and neighboring cities of La Verne and Claremont. The 3 month sale date guideline was exceeded due to a lack of more recent, similar condo sales. . Information regarding the subject is from tax records and broker observation.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

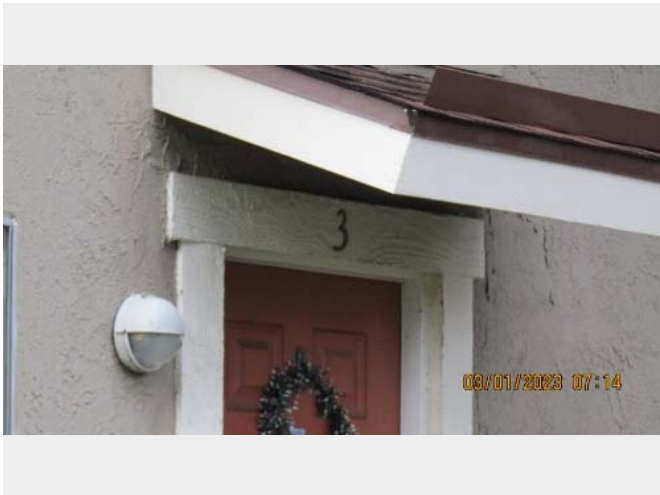
Subject Photos



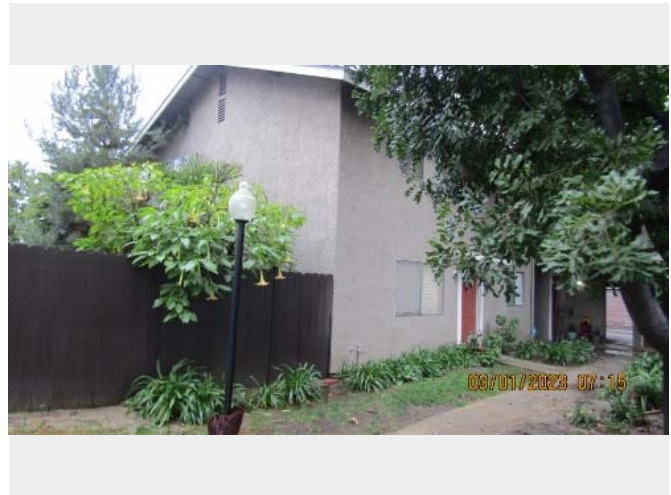
Front



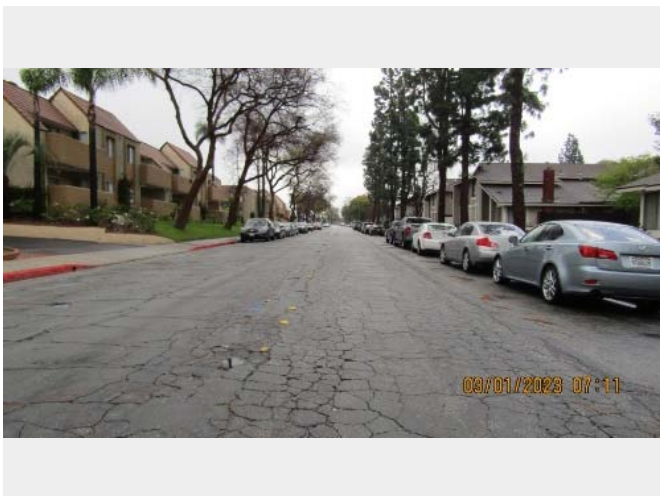
Address Verification



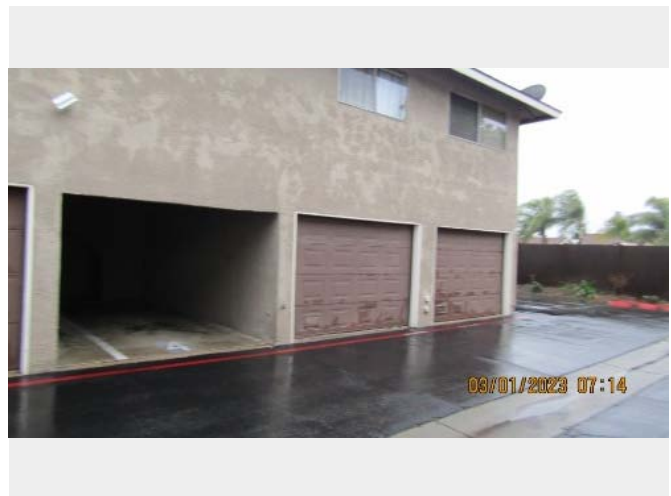
Address Verification



Side



Street



Other

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 960 E. Bonita #44
Pomona, CA 91767



Front

L2 2382 Pepper St
La Verne, CA 91750



Front

L3 3014 Winfield Ave
La Verne, CA 91750



Front

Sales Photos

S1 216 Whitney #3
Pomona, CA 91767



Front

S2 3089 Gladstone St. #2
Pomona, CA 91767



Front

S3 960 E. Bonita #25
Pomona, CA 91767



Front

ClearMaps Addendum

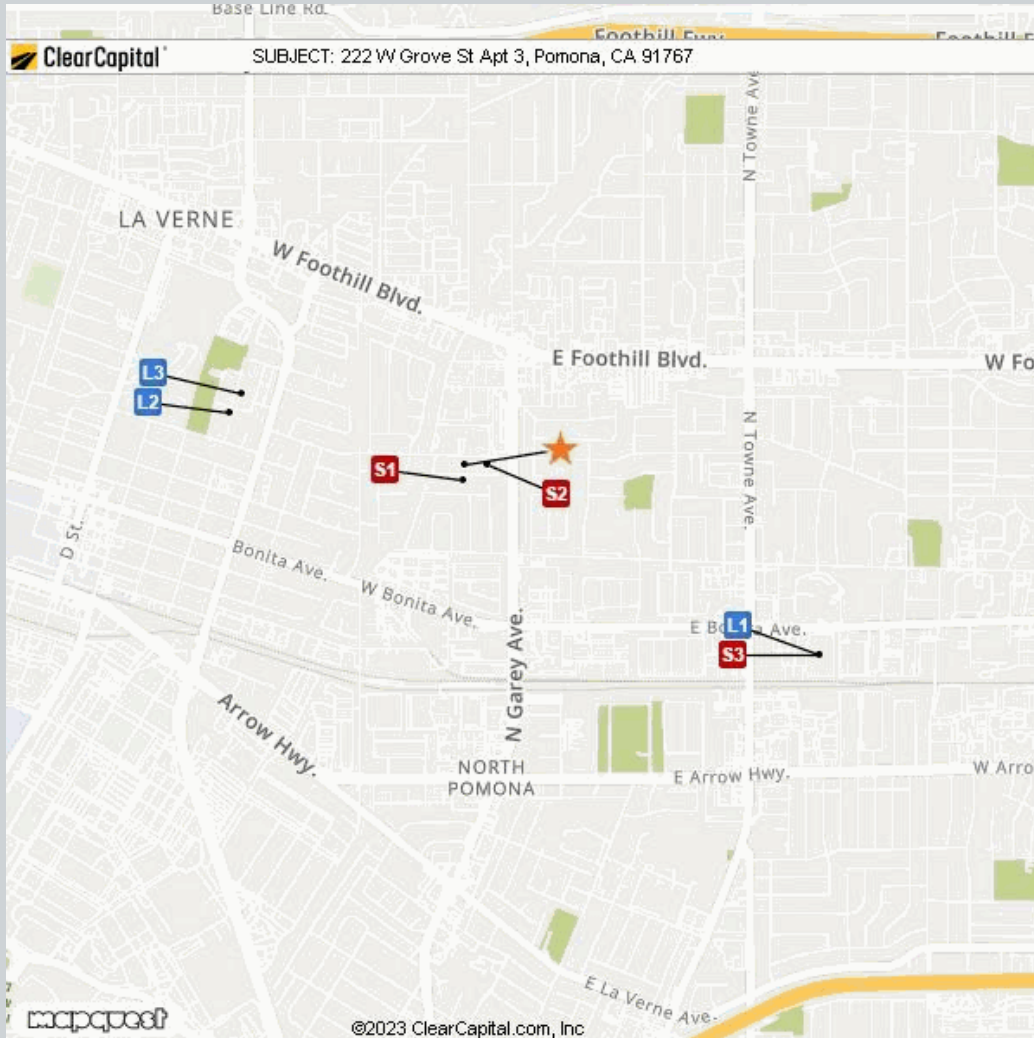
Address ★ 222 W Grove Street Unit 3, Pomona, CA 91767

Loan Number 52663

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$405,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	222 W Grove Street Unit 3, Pomona, CA 91767	--	Parcel Match
L1 Listing 1	960 E. Bonita #44, Pomona, CA 91767	1.14 Miles ¹	Parcel Match
L2 Listing 2	2382 Pepper St, La Verne, CA 91750	0.69 Miles ¹	Parcel Match
L3 Listing 3	3014 Winfield Ave, La Verne, CA 91750	0.66 Miles ¹	Parcel Match
S1 Sold 1	216 Whitney #3, Pomona, CA 91767	0.04 Miles ¹	Parcel Match
S2 Sold 2	3089 Gladstone St. #2, Pomona, CA 91767	0.06 Miles ¹	Parcel Match
S3 Sold 3	960 E. Bonita #25, Pomona, CA 91767	1.14 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Phyllis Staton	Company/Brokerage	Phyllis Staton
License No	01005501	Address	9160 La Ronda St Rancho Cucamonga CA 91701
License Expiration	07/29/2023	License State	CA
Phone	9097174169	Email	NationwideAVM@gmail.com
Broker Distance to Subject	8.45 miles	Date Signed	03/01/2023

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.