

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	16508 Rushford Street, Whittier, CALIFORNIA 90603	Order ID	8958699	Property ID	34660613
Inspection Date	10/06/2023	Date of Report	10/06/2023		
Loan Number	53279	APN	8232015066		
Borrower Name	Catamount Properties 2018 LLC	County	Los Angeles		

Tracking IDs

Order Tracking ID	10.04.23 Citi-CS BPO Request	Tracking ID 1	10.04.23 Citi-CS BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments This desirable 3 bedroom/ 2 bathroom home has a lot to offer. This one story home has 1,686 square feet and a 7,518 lot size. Subject has been withdrawn from listing .
R. E. Taxes	\$8,153	
Assessed Value	\$700,693	
Zoning Classification	Residential WHR172	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Property appears to be secured)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments This home is located in a convenient location, close to abundant shopping, restaurants, entertainment, parks, and schools.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$799,000 High: \$870,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	16508 Rushford Street	11042 Larrylyn Dr	15783 Lashburn St	11317 Kentucky Ave
City, State	Whittier, CALIFORNIA	Whittier, CA	Whittier, CA	Whittier, CA
Zip Code	90603	90603	90603	90604
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.89 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$849,000	\$830,000	\$835,000
List Price \$	--	\$784,000	\$830,000	\$835,000
Original List Date		08/10/2023	09/21/2023	08/22/2023
DOM · Cumulative DOM	-- · --	57 · 57	14 · 15	43 · 45
Age (# of years)	64	61	67	65
Condition	Average	Fair	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,686	1,549	1,666	1,379
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.17 acres	0.17 acres	0.14 acres	0.16 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Price Reduction!!! Single Story, Three Bedroom, Two bath, living room and separate family room with fireplace, central air and heat. Open floor plan. Great neighborhood and very close to all schools, parks, shopping and restaurants. Three car garage with opener. Very large backyard with sprinklers. Block wall fencing in backyard. Family room leads out to covered patio in backyard. Lots of potential in this property, use your own imagination. Backyard big enough for a pool or jacuzzi!! Principal bedroom has it's own bathroom. Good size bedrooms. Principal bedroom has two closets. Kitchen is a galley style with quality cabinetry and tile counter tops. Eating area in kitchen, includes double oven, electric stove top, microwave and dishwasher. Individual laundry room includes washer just purchased and dryer. Oak kitchen table and chairs to stay in kitchen. Large cabinet in family room to stay. Fireplace in family room uses gas and also natural wood. Attached 3 car garage has access to backyard. Sprinklers in front yard. Low maintenance yards. Property to be sold in it's present condition. COME SEE YOUR NEW HOME IN A GREAT AREA OF EAST WHITTIER!!
- Listing 2** Welcome home to 15783 Lashburn Street in a highly coveted neighborhood in East Whittier! Located on a cul-de-sac, this home features 3 bedrooms and 2 bathrooms, with an attached garage. As you enter the home, you'll notice the fresh interior paint with smooth ceilings throughout, brilliant hardwood flooring that was recently refinished, new vinyl flooring in the kitchen and bathrooms, and new window coverings. The open concept living room connects to the dining area and spacious family room, providing a designated space for relaxation, entertainment, and quality time with loved ones. The enclosed patio, adjacent to the family room, is a truly versatile space that can act as an extension of your living space, a cozy sitting area, playroom, home office, or fitness area. Notable features adding to the property's curb appeal include the new garage door, exterior paint and newly paved driveway completed in the last 3-4 years, and the nicely landscaped yard includes a Rachio Water System, offering efficient and smart irrigation for your landscaping. This East Whittier home is in a highly sought-after school district with access to top-rated schools and is just a short drive to Leffingwell Ranch Park, dining, entertainment, and shopping options at the Whittwood Town Center. Make this home yours today!
- Listing 3** Location,location!!! This beautifully 3-bedroom, 2-bathroom, Pool, 2-car attached garage and driveway offer plenty of parking, This spacious residence is located in East Whittier, This home is situated for easy access to amenities and education.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	16508 Rushford Street	11226 Tigrina Ave	11607 Cullman Ave	16313 Rutherglen St
City, State	Whittier, CALIFORNIA	Whittier, CA	Whittier, CA	Whittier, CA
Zip Code	90603	90603	90604	90603
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.58 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$800,000	\$799,900	\$879,000
List Price \$	--	\$800,000	\$840,000	\$879,000
Sale Price \$	--	\$850,000	\$855,000	\$870,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	08/02/2023	08/03/2023	09/05/2023
DOM · Cumulative DOM	-- · --	05 · 28	07 · 43	43 · 96
Age (# of years)	64	66	62	67
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,686	1,596	1,437	1,534
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0.17 acres	0.17 acres	0.15 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$850,000	\$855,000	\$870,000

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

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

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

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

Recent Sales - Cont.

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

- Sold 1** Single Level Pool Home! With 3 bedrooms and 2 bathrooms, this 1592 SQFT home is ready for summer! Open floor plan, inside laundry, kitchen with a family room and fireplace, big living room, and an enclosed patio with wood burning stove. All this on a 7612 SQFT Lot. Whether hanging out by the pool, or relaxing from the day, it's the perfect place to be and enjoy the California weather. Bonus add is 2 car garage has a drive-thru to backyard for additional parking or access.
- Sold 2** AMAZING WHITTIER POOL HOME!** Welcome to your new home - a beautifully updated 4 bedroom/2 bath home. The open floor plan home offers a large living room, chef friendly kitchen, oversized bedrooms, and remodeled bathrooms. The kitchen was upgraded with refinished cabinets, stainless appliances and quartz counters. Relax in your private and peaceful backyard with a covered patio and remodeled pool finished in a dark blue pebbletec plaster. The home has had various upgrades such as a newer roof, front landscaping, oversized driveway, newer HVAC, insulated garage door, fixtures, waterproof luxury vinyl flooring, vinyl dual pane vinyl windows, and much more. Clean and quiet neighborhood, close to shopping and part of an award winning Lowell Joint school district. Come see it before its gone!
- Sold 3** Fabulous 4 bedroom 2 bath pool home, located in quiet east Whittier neighborhood. When you enter this home you will immediately feel at home. The living room features a beautiful cozy custom marble fireplace. Gaze out the large picture window to the amazing recently re-done pool, the pool features a childproof safety net cover. The backyard is a must-see, including a block wall, grass area, and concrete patio for entertaining on warm sunny days. There is a formal dining room and eating area in the cheery kitchen. As of July 14, 2023, there is a new central air system. The kitchen has 3 electrical sockets that are sensor sensitive and turn on at dusk Large laundry room. The property is on a raised foundation and the original hardwood floors are under the carpet. Seller has just installed a new garage door opener with battery backup that can be programmed to a smartphone. The full bath features newer glass shower doors, and newer tile and fixtures. This home is a must-see property so don't miss out.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				LIST CONTRACT DATE: 03/18/23 START SHOWING DATE: 04/10/23 ON MARKET DATE: 04/10/23 PRICE CHG			
Listing Agent Name				TIMESTAMP: STATUS CHG TIMESTAMP: 04/18/23 MOD			
Listing Agent Phone				TIMESTAMP: 04/18/23 Listing has been withdrawn			
# of Removed Listings in Previous 12 Months	1						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/18/2023	\$799,999	--	--	Withdrawn	04/22/2023	\$799,999	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$850,000	\$850,000
Sales Price	\$850,000	\$850,000
30 Day Price	\$850,000	--
Comments Regarding Pricing Strategy		
Based upon an exterior inspection of the subject and comparable they appear to have some similarity in effective ages, appeal, marketability, design and characteristics.		

Clear Capital Quality Assurance Comments Addendum

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



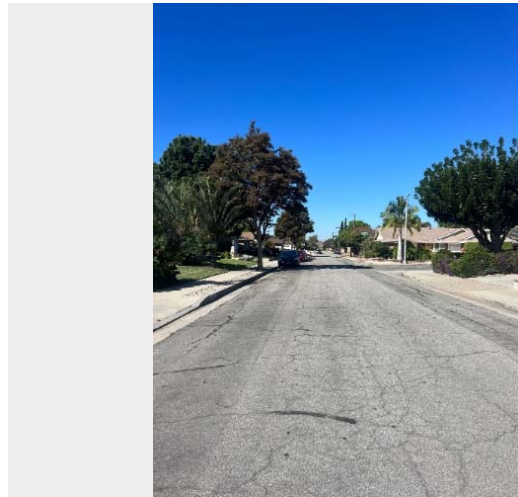
Front



Front



Address Verification



Street

Listing Photos

L1 11042 Larrylyn Dr
Whittier, CA 90603



Other

L2 15783 Lashburn St
Whittier, CA 90603



Other

L3 11317 Kentucky Ave
Whittier, CA 90604



Other

Sales Photos

S1 11226 Tigrina Ave
Whittier, CA 90603



Other

S2 11607 Cullman Ave
Whittier, CA 90604



Other

S3 16313 Rutherglen St
Whittier, CA 90603



Other

ClearMaps Addendum

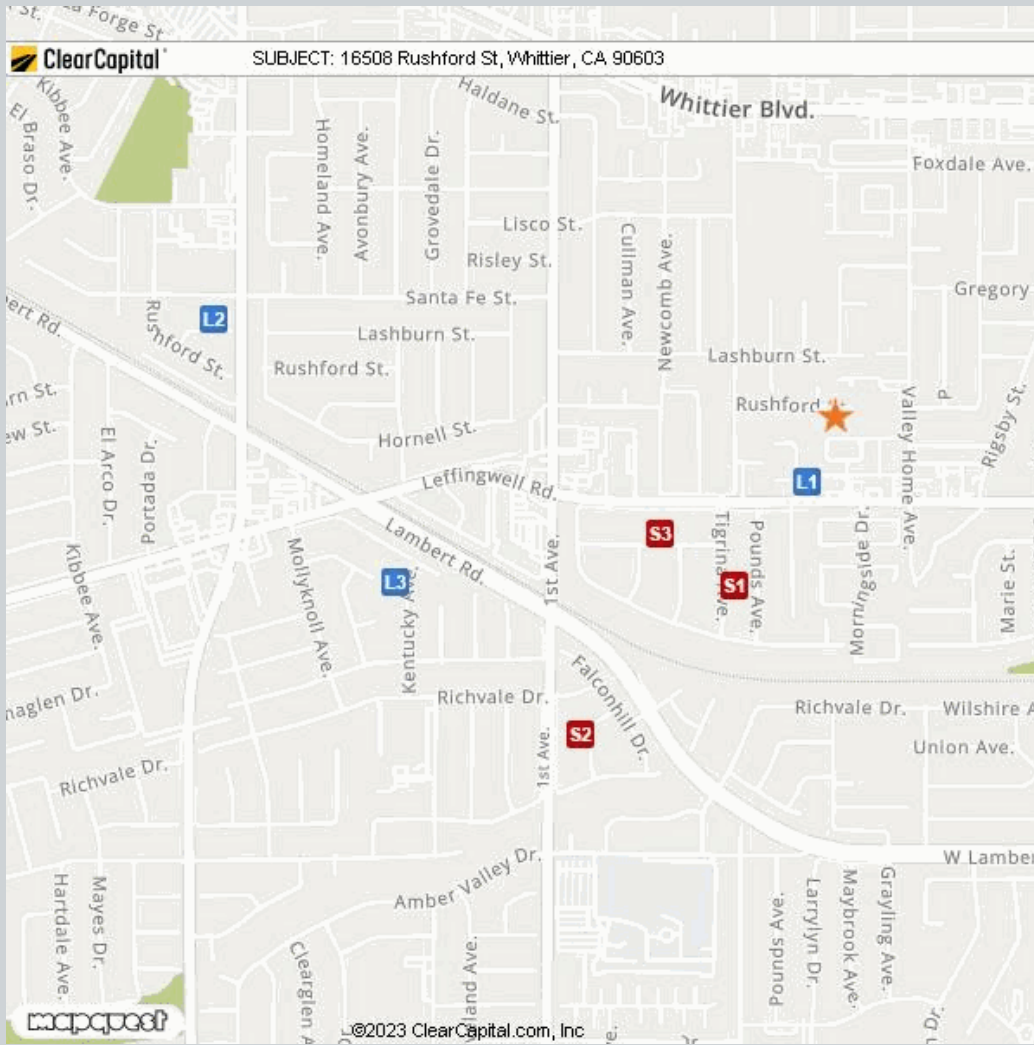
Address ★ 16508 Rushford Street, Whittier, CALIFORNIA 90603

Loan Number 53279

Suggested List \$850,000

Suggested Repaired \$850,000

Sale \$850,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16508 Rushford Street, Whittier, California 90603	--	Parcel Match
L1 Listing 1	11042 Larrylyn Dr, Whittier, CA 90603	0.10 Miles ¹	Parcel Match
L2 Listing 2	15783 Lashburn St, Whittier, CA 90603	0.89 Miles ¹	Parcel Match
L3 Listing 3	11317 Kentucky Ave, Whittier, CA 90604	0.67 Miles ¹	Parcel Match
S1 Sold 1	11226 Tigrina Ave, Whittier, CA 90603	0.28 Miles ¹	Parcel Match
S2 Sold 2	11607 Cullman Ave, Whittier, CA 90603	0.58 Miles ¹	Parcel Match
S3 Sold 3	16313 Rutherglen St, Whittier, CA 90603	0.30 Miles ¹	Parcel Match

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

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

Addendum: Report Purpose

Market Approach and Market Time

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

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

Definitions:

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

Addendum: Report Purpose - cont.

Report Instructions

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

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

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

Form Help:

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

Comparable Requirements:

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

Standard Instructions:

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

Report Instructions - cont.

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

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

Broker Information

Broker Name	Gloria Martinez	Company/Brokerage	eXp Realty
License No	01974623	Address	4903 Lorelei Ave Lakewood CA 90712
License Expiration	04/16/2027	License State	CA
Phone	5623015141	Email	gmartinez.rea@gmail.com
Broker Distance to Subject	10.51 miles	Date Signed	10/06/2023

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.