DRIVE-BY BPO

11804 1/2 BROMONT AVENUE

PACOIMA, CA 91331

55403 Loan Number

\$500,000• As-Is Value

by ClearCapital

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 Inspection Date Loan Number Borrower Name	11804 1/2 Bromont Avenue, Pacoima, CA 91331 10/07/2023 55403 Catamount Properties 2018 LLC	Order ID Date of Report APN County	8957697 10/07/2023 2527-022-044 Los Angeles	Property ID	34658330
Tracking IDs					
Order Tracking ID	10.04.23 BPO Request	Tracking ID 1	10.04.23 BPO Requ	uest	
Tracking ID 2		Tracking ID 3			

General Conditions		
Owner	Luciano & Faustino Jimenez	Condition Comments
R. E. Taxes	\$2,714	Subject property is located in a gated residential community and
Assessed Value	\$212,971	was not accessible at time of inspection. Homes in community
Zoning Classification	LARD1.5	 appear to be in average condition based on exterior observations alone at time of inspection.
Property Type	Condo	alone at time of mopeotion.
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
НОА	Scottsdale Homes	
Association Fees	\$135 / Month	
Visible From Street	Partially Visible	
Road Type	Public	

ıta				
Suburban	Neighborhood Comments			
Stable	Subject property location provides easy access to 5,210, and 118			
Low: \$395,000 High: \$512,000	freeways. Close to Hansen Dam Aquatic Center, schools, and Recreational Parks.			
Remained Stable for the past 6 months.				
<90				
	Suburban Stable Low: \$395,000 High: \$512,000 Remained Stable for the past 6 months.			

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Current Listings				
	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	11804 1/2 Bromont Avenue	11300 Foothill Boulevard	11150 Glenoaks Boulevard Unit#216	12330 Osborne Street Unit#64
City, State	Pacoima, CA	Sylmar, CA	Pacoima, CA	Pacoima, CA
Zip Code	91331	91342	91331	91331
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		1.83 1	0.73 1	1.45 1
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$499,000	\$529,900	\$539,000
List Price \$		\$475,000	\$529,900	\$539,000
Original List Date		08/22/2023	09/28/2023	09/14/2023
DOM · Cumulative DOM	•	46 · 46	9 · 9	3 · 23
Age (# of years)	36	41	33	42
Condition	Average	Average	Average	Good
Sales Type		Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,390	1,375	1,152	1,240
Bdrm \cdot Bths \cdot ½ Bths	3 · 3	2 · 3	3 · 2	3 · 2
Total Room #	6	5	5	5
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				
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other				

^{*} Listing 1 is the most comparable listing to the subject.

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

- Listing 1 List #1 is equal in GLA and this comparable has one less bedroom than and the same bathroom count as the subject property.
- **Listing 2** List #2 is inferior in GLA and this comparable has the same bedroom count as and one less bathroom than the subject property.
- **Listing 3** List #3 is inferior in GLA and this comparable has the same bedroom count as and one less bathroom than the subject property.

Effective: 10/07/2023

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.

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	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11804 1/2 Bromont Avenue		12375 Osborne Place Unit#1	12411 Osborne St # 28
City, State	Pacoima, CA	Pacoima, CA	Pacoima, CA	Pacoima, CA
Zip Code	91331	91331	91331	91331
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.63 1	1.68 1	1.65 1
Property Type	Condo	Condo	Condo	Condo
Original List Price \$		\$479,000	\$490,000	\$495,000
List Price \$		\$479,000	\$485,000	\$495,000
Sale Price \$		\$475,000	\$482,000	\$511,518
Type of Financing		Conventional	Conventional	Conventional
Date of Sale		06/30/2023	06/07/2023	06/21/2023
DOM · Cumulative DOM		63 · 151	69 · 121	18 · 92
Age (# of years)	36	33	18	36
Condition	Average	Average	Average	Average
Sales Type		Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,390	1,167	1,430	1,286
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	6	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				
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other				
Net Adjustment		\$0	\$0	\$0
Adjusted Price		\$475,000	\$482,000	\$511,518

^{*} Sold 2 is the most comparable sale to the subject.

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

- Sold 1 Sale #1 is inferior in GLA and this comparable has the same bedroom count as and one less bathroom than the subject property.
- Sold 2 Sale #2 is equal in GLA and this comparable has the same bedroom count as and half a bathroom less than the subject property.
- **Sold 3** Sale #3 is inferior in GLA and this comparable has the same bedroom count as and half a bathroom less than the subject property.

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

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Current Listing S	Status	Not Currently L	isted	Listing Histor	y Comments		
Listing Agency/F	Firm			There is no	isting history infor	mation available fo	or the subject
Listing Agent Na	ime			property.			
Listing Agent Ph	one						
# of Removed Li Months	stings in Previous 12	0					
# of Sales in Pre Months	evious 12	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	\$500,000	\$500,000			
Sales Price	\$500,000	\$500,000			
30 Day Price	\$490,000				
Comments Regarding Pricing S	trategy				
Subject property pricing is h	pased on Fair market value as the home	is not located in an REO/Distressed market area.			

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.

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Subject Photos



Front



Address Verification



Side



Side



Street

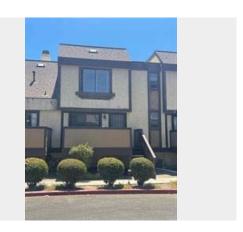


Street

by ClearCapital

Listing Photos





Front

11150 Glenoaks Boulevard Unit#216 Pacoima, CA 91331



Front

12330 Osborne Street Unit#64 Pacoima, CA 91331



Front

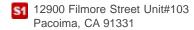
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Sales Photos





Front

12375 Osborne Place Unit#1 Pacoima, CA 91331



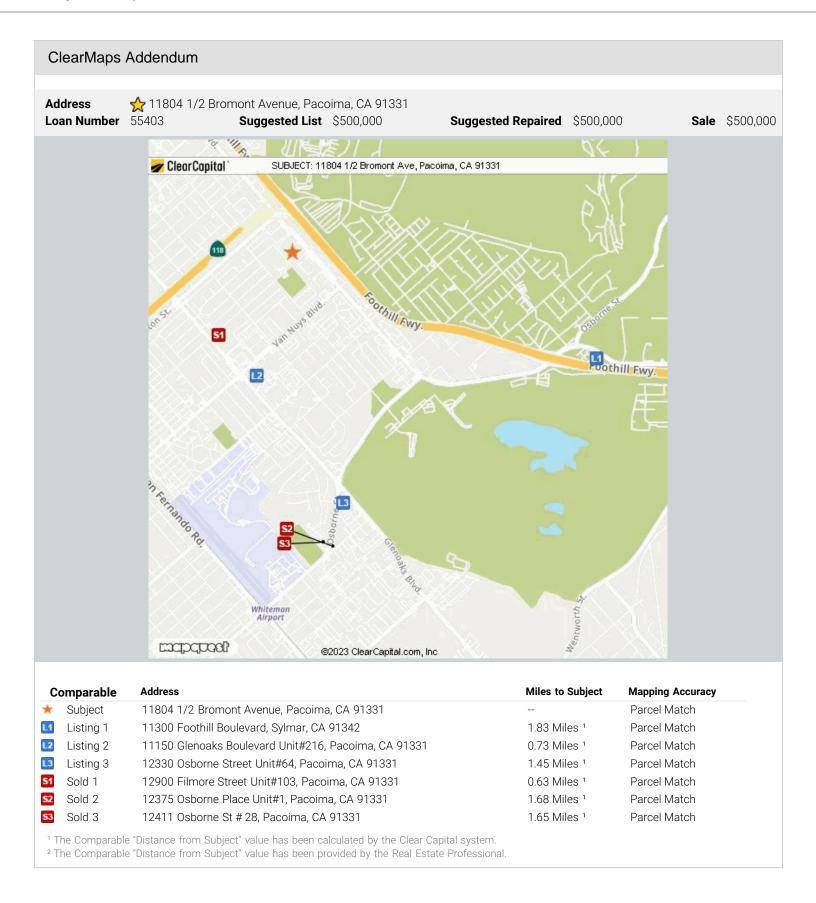
Front

12411 Osborne St # 28 Pacoima, CA 91331



Front

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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.

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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.

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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.

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Broker Information

Broker Name Erick Rojas Company/Brokerage Pinnacle Estate Properties

License No 01432441 **Address** 25417 Calcutta Pass Lane Santa

Clarita CA 91350

License Expiration05/06/2025License StateCA

Phone 3234933397 Email erojasrealtor@aol.com

Broker Distance to Subject 10.86 miles **Date Signed** 10/07/2023

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.

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