

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	22100 Burbank Boulevard Unit 128c, Woodland Hills, CA 91367	Order ID	9153432	Property ID	35063217
Inspection Date	02/09/2024	Date of Report	02/10/2024		
Loan Number	56628	APN	2146032031		
Borrower Name	Champery Real Estate 2015 LLC	County	Los Angeles		
Tracking IDs					
Order Tracking ID	2.9_BPO	Tracking ID 1	2.9_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	RAJEE KOLACHANA	The subject appears to be in average condition with no visible damage or defects. Based on MLS photos, it appears to need some cosmetic updates
R. E. Taxes	\$5,207	
Assessed Value	\$430,000	
Zoning Classification	Residential LAR3	
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	Warner West Condominium Association	
Association Fees	\$607 / Month (Pool,Landscaping,Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	This area is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and single-family homes. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in the Woodland Hills Park neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 1940 and 1969.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$400000 High: \$1385000	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	22100 Burbank Boulevard Unit 128c	22100 Burbank Blvd Unit 129c	22100 Burbank Blvd Unit 201a	22100 Burbank Blvd Unit 233d
City, State	Woodland Hills, CA	Woodland Hills, CA	Woodland Hills, CA	Woodland Hills, CA
Zip Code	91367	91367	91367	91367
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.00 ¹	0.00 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	\$	\$498,000	\$499,000	\$549,999
List Price \$	--	\$498,000	\$499,000	\$549,999
Original List Date		01/31/2024	12/11/2023	10/26/2023
DOM · Cumulative DOM	-- · --	10 · 10	61 · 61	107 · 107
Age (# of years)	45	45	45	45
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	3 Stories Traditional	3 Stories Traditional	3 Stories Traditional	3 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	883	898	883	883
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	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 Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--

* Listing 2 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 This unit is very similar in GLA and room count. It appears to be well maintained and in average condition

Listing 2 The best comp to the subject property. Average condition and identical in GLA and room count. This unit sits on the same lot

Listing 3 This unit is a bit overpriced and identical in GLA and room count. It is in good condition and therefore a bit superior

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	22100 Burbank Boulevard Unit 128c	22100 Burbank Blvd Unit 101a	22100 Burbank Blvd Unit 155f	5565 Canoga Ave Apt 315
City, State	Woodland Hills, CA	Woodland Hills, CA	Woodland Hills, CA	Woodland Hills, CA
Zip Code	91367	91367	91367	91367
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.00 ¹	0.51 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$475,000	\$545,000
List Price \$	--	\$425,000	\$468,900	\$545,000
Sale Price \$	--	\$400,000	\$475,000	\$526,000
Type of Financing	--	Cash	Fha	Cash
Date of Sale	--	01/26/2024	12/20/2023	10/30/2023
DOM · Cumulative DOM	-- · --	30 · 30	114 · 114	108 · 108
Age (# of years)	45	45	45	37
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	3
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	3 Stories Traditional	3 Stories Traditional	3 Stories Traditional	3 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	883	883	883	920
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	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 Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	8k seller concessions	--
Net Adjustment	--	\$0	-\$8,000	-\$45,000
Adjusted Price	--	\$400,000	\$467,000	\$481,000

* 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 The best comp to the subject property. Identical in GLA and room count and similar in condition.

Sold 2 This unit is in average condition and well presented. The second best comp - identical in GLA and room count. 8K in seller concessions

Sold 3 This unit is a superior comp in good condition (as compared to the other comps) and the building has more features and amenities. 25K for condition and 20K for building amenities

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams North Valley	Recording Date:06/08/2007 Sale Date:04/10/2007 Sale Price:\$358,000					
Listing Agent Name	David Walsh						
Listing Agent Phone	818-856-9581						
# 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
09/12/2023	\$489,999	12/29/2023	\$475,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$460,000	\$460,000
Sales Price	\$460,000	\$460,000
30 Day Price	\$460,000	--
Comments Regarding Pricing Strategy		
S1 appears to be the best comp to the subject but S2 is a close second. The value is in between these two properties. S3 is a superior comp and should not be given the weight that S1 and S2 are given. L2 is the best comp to the subject. Based on these findings, 460K is fair market value		

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.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 22100 Burbank Blvd Unit 129C
Woodland Hills, CA 91367



Front

L2 22100 Burbank Blvd Unit 201A
Woodland Hills, CA 91367



Front

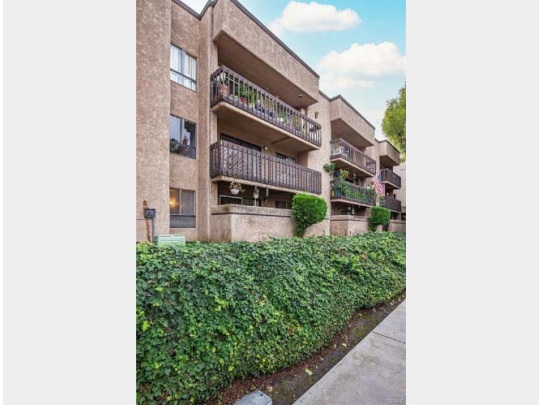
L3 22100 Burbank Blvd Unit 233D
Woodland Hills, CA 91367



Front

Sales Photos

S1 22100 Burbank Blvd Unit 101A
Woodland Hills, CA 91367



Front

S2 22100 Burbank Blvd Unit 155F
Woodland Hills, CA 91367



Front

S3 5565 Canoga Ave Apt 315
Woodland Hills, CA 91367



Front

ClearMaps Addendum

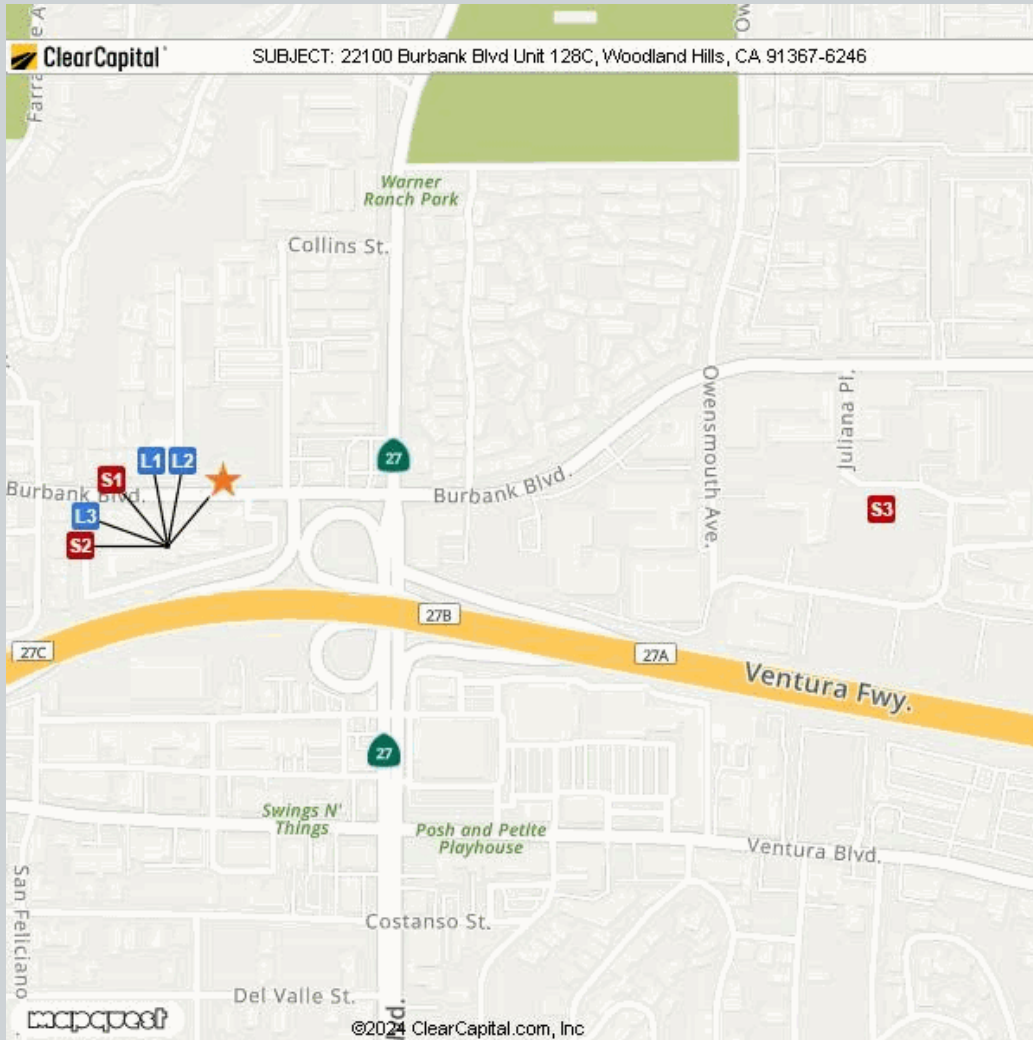
Address ★ 22100 Burbank Boulevard Unit 128c, Woodland Hills, CA 91367

Loan Number 56628

Suggested List \$460,000

Suggested Repaired \$460,000

Sale \$460,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	22100 Burbank Boulevard Unit 128c, Woodland Hills, CA 91367	--	Parcel Match
L1 Listing 1	22100 Burbank Blvd Unit 129c, Woodland Hills, CA 91367	0.00 Miles ¹	Parcel Match
L2 Listing 2	22100 Burbank Blvd Unit 201a, Woodland Hills, CA 91367	0.00 Miles ¹	Parcel Match
L3 Listing 3	22100 Burbank Blvd Unit 233d, Woodland Hills, CA 91367	0.00 Miles ¹	Parcel Match
S1 Sold 1	22100 Burbank Blvd Unit 101a, Woodland Hills, CA 91367	0.00 Miles ¹	Parcel Match
S2 Sold 2	22100 Burbank Blvd Unit 155f, Woodland Hills, CA 91367	0.00 Miles ¹	Parcel Match
S3 Sold 3	5565 Canoga Ave Apt 315, Woodland Hills, CA 91367	0.51 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	Mark Overholt	Company/Brokerage	Graff Real Estate
License No	02009173	Address	10619 Landale St. Toluca Lake CA 91602
License Expiration	07/22/2024	License State	CA
Phone	8184483764	Email	LYLrealestate@gmail.com
Broker Distance to Subject	14.16 miles	Date Signed	02/10/2024

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.