

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.

<b>Address</b>	26633 Academy Drive, Palos Verdes Peninsula, CA 90274	<b>Order ID</b>	9669701	<b>Property ID</b>	36042399
<b>Inspection Date</b>	10/08/2024	<b>Date of Report</b>	10/08/2024		
<b>Loan Number</b>	57035	<b>APN</b>	757-5024-032		
<b>Borrower Name</b>	Champery Real REO LLC	<b>County</b>	Los Angeles		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	10.4_AtlasAgedBPO	<b>Tracking ID 1</b>	10.4_AtlasAgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	CHAMPERY RENTAL REO LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,096	The subject property is a two-story Traditional style single family detached residence located in the city of Rancho Palos Verdes within the county of Los Angeles. The subject appears, based on exterior visual inspection from the street, to be in average overall condition for the area and of average overall quality of construction for the area. The subject appeared adequately maintained and no significant deferred maintenance was noted during the inspection.	
<b>Assessed Value</b>	\$259,720		
<b>Zoning Classification</b>	Residential LCRA15000*		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject neighborhood was noted to be comprised mainly of custom built SFR type properties with less condo and multi-family. The subject style, utility, GLA and overall characteristics are in overall accordance with the general neighborhood. The subject neighborhood is a canyon/hillside area. The subject area is comprised of sloping topography and most lot areas are not all flat pad or utilizable, and in this way lot sizes can be misleading in the area. The subject's lot characteristics in terms of amount of flat-pad are not known. Because of this factor lot size adjustments are minimized. ...	
<b>Sales Prices in this Neighborhood</b>	Low: \$1,000,000 High: \$6,500,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

The subject neighborhood was noted to be comprised mainly of custom built SFR type properties with less condo and multi-family. The subject style, utility, GLA and overall characteristics are in overall accordance with the general neighborhood. The subject neighborhood is a canyon/hillside area. The subject area is comprised of sloping topography and most lot areas are not all flat pad or utilizable, and in this way lot sizes can be misleading in the area. The subject's lot characteristics in terms of amount of flat-pad are not known. Because of this factor lot size adjustments are minimized. The subject neighborhood is a built-up urban area and is fully supported by public transport, shops and other services. Subject site seems mostly flat with views to the rear of house.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	26633 Academy Drive	27117 Diamondhead Ln	26969 Eastvale Rd	26652 Westvale
<b>City, State</b>	Palos Verdes Peninsula, CA	Rancho Palos Verdes, CA	Palos Verdes Peninsula, CA	Palos Verdes Peninsula, CA
<b>Zip Code</b>	90274	90275	90274	90274
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.73 <sup>1</sup>	0.50 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$2,225,000	\$2,825,000	\$2,950,000
<b>List Price \$</b>	--	\$2,225,000	\$2,680,000	\$2,690,000
<b>Original List Date</b>		09/04/2024	08/09/2024	07/11/2024
<b>DOM · Cumulative DOM</b>	-- · --	34 · 34	49 · 60	89 · 89
<b>Age (# of years)</b>	52	57	69	49
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline
<b>Style/Design</b>	2 Stories Traditional	2 Stories Mediterranean	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,104	2,564	2,965	3,637
<b>Bdrm · Bths · ½ Bths</b>	5 · 3	4 · 3	5 · 4	4 · 4
<b>Total Room #</b>	8	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.37 acres	0.31 acres	0.32 acres	0.36 acres
<b>Other</b>	None	None	None	None

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

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

**Listing 1** Both condition and overall quality of construction seem average for the area and comparable to the subject, but the market is sale driven, sold comps are the focus in establishing value. Remains available without reductions; remains within overall area marketing times (90 days or less is deemed adequate to generate accepted offer for subject's area and price range, or price reduction probably needed).

**Listing 2** Condition seems average and comparable to the subject, overall quality of construction seems average and comparable to the subject. Under contract/pending sale with 1 reduction and within overall area marketing times.

**Listing 3** Seems average in overall condition and quality of construction, seems comparable to the subject. Remains active with 1 reduction, remains within overall area marketing times.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	26633 Academy Drive	4887 Elkridge Dr	63 Ranchview Rd	27317 Sunnyridge Rd
<b>City, State</b>	Palos Verdes Peninsula, CA	Rancho Palos Verdes, CA	Rolling Hills Estates, CA	Palos Verdes Peninsula, CA
<b>Zip Code</b>	90274	90275	90274	90274
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.62 <sup>1</sup>	0.36 <sup>1</sup>	0.71 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$2,490,000	\$2,425,000	\$2,398,000
<b>List Price \$</b>	--	\$2,350,000	\$2,425,000	\$2,398,000
<b>Sale Price \$</b>	--	\$2,250,000	\$2,350,000	\$2,525,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/08/2024	04/23/2023	05/16/2024
<b>DOM · Cumulative DOM</b>	-- · --	57 · 84	76 · --	10 · 91
<b>Age (# of years)</b>	52	59	68	68
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline	Beneficial ; City Skyline
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,104	2,482	3,443	2,445
<b>Bdrm · Bths · ½ Bths</b>	5 · 3	5 · 3	4 · 3	3 · 3
<b>Total Room #</b>	8	8	7	6
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	--	--
<b>Lot Size</b>	0.37 acres	0.24 acres	0.32 acres	0.74 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$125,505	-\$735	+\$66,985
<b>Adjusted Price</b>	--	\$2,375,505	\$2,349,265	\$2,591,985

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

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Seems comparable to the subject in condition and overall quality of construction. Sold conventional financing with 1 reduction, sold within overall area marketing times. +93300 GLA. +27205 lot size. +5000 2-car garage.
- Sold 2** Quality of construction seems average and comparable to the subject, as does the overall condition. Sold conventional financing without reductions, sold within overall area marketing times. -50850 GLA. +10000 BR x 1. +10115 lot size. +5000 2-car garage. +25000 pool.
- Sold 3** Overall quality of construction seems average for the area, condition seems average and comparable to the subject. Sold conventional financing without reductions, sold over listing price (not uncommon, driven by lack of inventory and relatively low interest rates; however, appreciation is now slowing due to interest rate increases, inflationary pressures and severe lack of inventory and affordability for average end-user buyers). +98850 GLA. +20000 BR x 2. -81865 lot size. +25000 pool. +5000 2-car garage.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			According to tax records the subject last sold: 04/10/2024				
<b>Listing Agent Name</b>			\$2,350,000				
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
02/15/2024	\$2,585,000	--	--	Sold	04/10/2024	\$2,350,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$2,499,900	\$2,499,900
<b>Sales Price</b>	\$2,475,000	\$2,475,000
<b>30 Day Price</b>	\$2,350,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Available inventory remains limited and interest rates remain relatively low despite recent increases; these factors are driving and sustaining demand. The market is sale driven, and the sold comps are used to establish the subject value; sold comps were considered up to 1 year back due to proximity concerns (the market has not been rapidly changing but gradually appreciating in the last year; however, appreciation is now slowing due to interest rate increases, inflationary pressures and severe lack of inventory and affordability for average end-user buyers). The subject seems similar to all the sold comps in the report in combined characteristics. Therefore, for the purposes of the report each comp is weighted equally and the subject's final projected value is bracketed midway based on the overall adjusted sold data. Note 1; quick sale is interpreted to mean all cash sale, it is not known what incentive would be required for a cash sale; for the subject's price bracket 5 % approx is suggested, but is an estimate only, financed offers might be generated within 30 days without any incentive, based on overall market activity.</p>		

## 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



Side



Side



Street



## Listing Photos

**L1** 27117 Diamondhead Ln  
Rancho Palos Verdes, CA 90275



Front

**L2** 26969 Eastvale Rd  
Palos Verdes Peninsula, CA 90274



Front

**L3** 26652 Westvale  
Palos Verdes Peninsula, CA 90274



Front

## Sales Photos

**S1** 4887 Elkridge Dr  
Rancho Palos Verdes, CA 90275



Front

**S2** 63 Ranchview Rd  
Rolling Hills Estates, CA 90274



Front

**S3** 27317 Sunnyridge Rd  
Palos Verdes Peninsula, CA 90274



Front

## ClearMaps Addendum

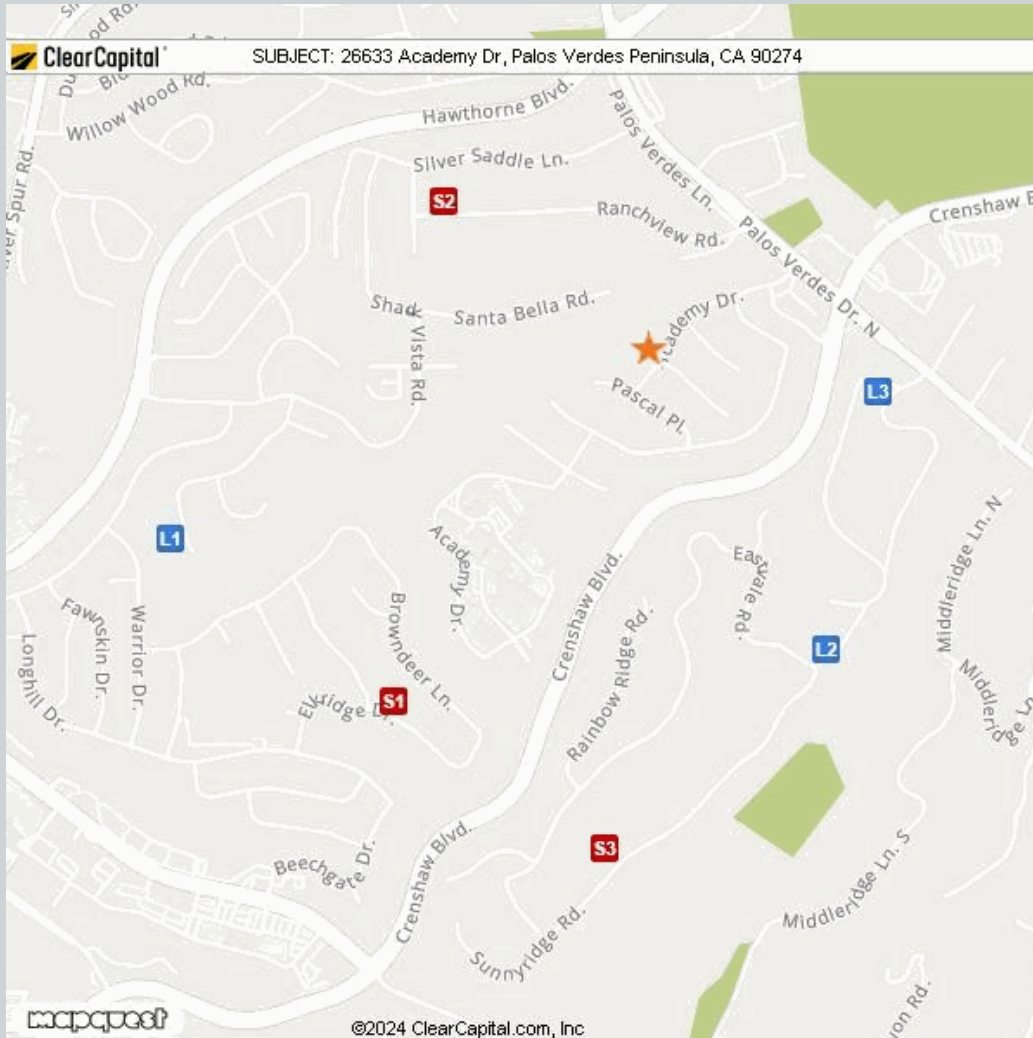
**Address** ★ 26633 Academy Drive, Palos Verdes Peninsula, CA 90274

**Loan Number** 57035

**Suggested List** \$2,499,900

**Suggested Repaired** \$2,499,900

**Sale** \$2,475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	26633 Academy Drive, Palos Verdes Peninsula, ca 90274	--	Parcel Match
L1 Listing 1	27117 Diamondhead Ln, Rancho Palos Verdes, CA 90275	0.73 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	26969 Eastvale Rd, Palos Verdes Peninsula, CA 90274	0.50 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	26652 Westvale, Palos Verdes Peninsula, CA 90274	0.33 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4887 Elkridge Dr, Rancho Palos Verdes, CA 90275	0.62 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	63 Ranchview Rd, Palos Verdes Peninsula, CA 90274	0.36 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	27317 Sunnyridge Rd, Palos Verdes Peninsula, CA 90274	0.71 Miles <sup>1</sup>	Parcel Match

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

<sup>2</sup> 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: 07/29/2024

#### Purpose:

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

#### Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

#### Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

#### 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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

#### Undue Influence Concerns

Please contact [uiprovder@clearcapital.com](mailto:uiprovder@clearcapital.com) for any Undue Influence concerns.

#### Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

## Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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

<b>Broker Name</b>	Sean Freeman	<b>Company/Brokerage</b>	Coldwell Banker
<b>License No</b>	01366376	<b>Address</b>	740 182nd St Gardena CA 90248
<b>License Expiration</b>	02/27/2027	<b>License State</b>	CA
<b>Phone</b>	3107209067	<b>Email</b>	seanfreemanrealestate@gmail.com
<b>Broker Distance to Subject</b>	7.23 miles	<b>Date Signed</b>	10/08/2024

*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.**