

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	17253 Emerson St, Victorville, CALIFORNIA 92394	Order ID	9442214	Property ID	35610744
Inspection Date	06/27/2024	Date of Report	07/10/2024		
Loan Number	104437	APN	0472-073-03-0000		
Borrower Name	CAM XI Trust	County	San Bernardino		

Tracking IDs					
Order Tracking ID	6.26_bpo_aged	Tracking ID 1	6.26_bpo_aged		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Alegre, Tatiana	Condition Comments	
R. E. Taxes	\$4,646	unpaid sewer/trash bill of \$1693 attached to tax bill. Subject property is very small, older SFR located in isolated tract of homes in the very northern part of Victorville. Is occupied, presumably by owner. Original attached garage has been converted to extra room, apparently without permits as tax records still show garage. Has been done in a workmanlike manner. Lot is fully fenced, some trees, shrubs. No other landscaping but lot is cleared & weed free. Large concrete parking area. Large front porch. Aerial view shows rear covered patio. There is a small section of siding & wood fascia at gable end of roof that needs paint. Also there is an area of roof that has loose tarp on it with some lifting, missing shingles noted. Noted as being in rural location due to remote location & vast areas of open desert on all sides.	
Assessed Value	\$250,000		
Zoning Classification	R1-one SFR per lot		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$2,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$2,500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	Small subdivision built in the 50's, at the very northern edge of Victorville & isolated from the rest of Victorville. Has the I15 FWY just to the NE-within sight/sound of subject location. Large public refuse dump to the SE. This tract was originally built to house mine employees in the area back in the 50's, 60's. Over the years this location is very impacted by economic swings. During low markets, it has some of the lowest resale values through out the Victor Valley market area. During strong markets, it has good marketability due to the value range & lack of inventory. Would be a good loca...	
Sales Prices in this Neighborhood	Low: \$189,000 High: \$359,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Small subdivision built in the 50's, at the very northern edge of Victorville & isolated from the rest of Victorville. Has the I15 FWY just to the NE- within sight/sound of subject location. Large public refuse dump to the SE. This tract was originally built to house mine employees in the area back in the 50's, 60's. Over the years this location is very impacted by economic swings. During low markets, it has some of the lowest resale values through out the Victor Valley market area. During strong markets, it has good marketability due to the value range & lack of inventory. Would be a good location for those having to commute to Barstow. Is otherwise very removed from services, shopping, etc.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	17253 Emerson St	17238 Dante St.	16634 Yucca Ave.	15535 Fresno St.
City, State	Victorville, CALIFORNIA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92394	92394	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	2.35 ¹	2.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,000	\$274,900	\$275,000
List Price \$	--	\$295,000	\$274,900	\$275,000
Original List Date		04/15/2024	06/20/2024	04/10/2024
DOM · Cumulative DOM	-- · --	56 · 86	8 · 20	74 · 91
Age (# of years)	67	67	70	66
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	972	972	988	988
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.27 acres	.28 acres	.39 acres	.25 acres
Other	fence, comp roof, patio	fence, comp roof, porch	fence, comp roof, porch	fence, comp roof, porch

* Listing 1 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** Regular resale. Same home/tract. Currently this is the only comp, listed or sold, from same tract as subject. Fenced back yard, landscaped yard areas, shrubs. Front porch, side patio. Detached garage. Some interior features updated over the years but nothing recent.
- Listing 2** Regular resale. Search expanded to find the most proximate area of Victorville to pull comps from. Similar size, age, features. Has extra 1/2 BA. Has carport, no garage. Fully fenced lot, including block/iron at street. No trees or landscaping, yard areas cleared & weed free. Front porch. Larger lot-still typical for the area, adjusted at about \$5000 per acre.
- Listing 3** Regular resale. Search expanded to find the most proximate area of Victorville to pull comps from. Similar size, age, room count, lot size. Has larger garage. Fully fenced lot, including block/iron at street. Rockscaped yard areas, trees, shrubs. Front porch.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	17253 Emerson St	15977 Heatherdale Rd.	15475 3rd St.	15015 Tatum Rd.
City, State	Victorville, CALIFORNIA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92394	92394	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.80 ¹	2.15 ¹	2.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,000	\$289,900	\$289,000
List Price \$	--	\$329,000	\$289,900	\$289,000
Sale Price \$	--	\$272,500	\$296,000	\$295,000
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	03/14/2024	04/30/2024	06/04/2024
DOM · Cumulative DOM	-- · --	1 · 28	115 · 242	27 · 119
Age (# of years)	67	65	79	71
Condition	Average	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	972	1,122	800	1,356
Bdrm · Bths · ½ Bths	3 · 1	2 · 2	2 · 1	3 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.27 acres	.37 acres	.12 acres	.29 acres
Other	fence, comp roof, patio	fence, comp roof, patio	fence, comp roof, porch	fence, comp roof, patio
Net Adjustment	--	-\$10,250	-\$9,350	-\$12,600
Adjusted Price	--	\$262,250	\$286,650	\$282,400

* 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** Regular resale. Search expanded to include the most proximate areas of Victorville to pull comps from. Larger SF with fewer BR, extra full BA. Larger lot. Larger garage. Fenced lot, land/rockscaped yard areas, some shrubs. Covered patio. Adjusted for larger lot (-\$500), extra BA (-\$3500), larger garage (-\$3000), larger SF (-\$3750) & offset by fewer BR (+\$500).
- Sold 2** Regular resale. Search expanded to include the most proximate areas of Victorville to pull comps from. Smaller SF with fewer BR. Older age. Similar other features, garage spaces. Smaller lot-still typical for the area. Fenced lot, some rockscaped yard areas, some trees. Front porch. Interior remodeled including paint, flooring, fixtures, kitchen & bath features. Adjusted for concessions paid (-\$8000), rehabbed condition (-\$7500) & offset by fewer BR (+\$500), smaller sf (+\$4300), smaller lot (+\$750), older age (+\$600).
- Sold 3** Regular resale. Search expanded to include the most proximate areas of Victorville to pull comps from. Larger SF. similar age, room count, lot size, other features. Lager garage. Fenced lot, some trees, no other landscaping. Covered patio. Some interior features updated but nothing recent. Adjusted for larger SF (-\$9600), larger garage (-\$3000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				n/a			
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	\$275,000	\$278,000
Sales Price	\$272,000	\$275,000
30 Day Price	\$263,000	--
Comments Regarding Pricing Strategy		
<p>As is always the case, due to location of subject, search very expanded in distance to include the most proximate & similar value areas of Victorville to find best comps & to try & bracket subject features. Every effort made to find/use comps with as close proximity as possible. In this case search was expanded up to 3 miles to find best comps. Subject still has good marketability due to value range but that window of opportunity is shrinking as the market continues to transition. Many sales do involve seller paid concessions, usually for interest rate buy down & this is something that should be expected with any offer.</p>		

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



Street



Other

Listing Photos

L1 17238 Dante St.
Victorville, CA 92394



Front

L2 16634 Yucca Ave.
Victorville, CA 92395



Front

L3 15535 Fresno St.
Victorville, CA 92395



Front

Sales Photos

S1 15977 Heatherdale Rd.
Victorville, CA 92394



Front

S2 15475 3rd St.
Victorville, CA 92395



Front

S3 15015 Tatum Rd.
Victorville, CA 92395



Front

ClearMaps Addendum

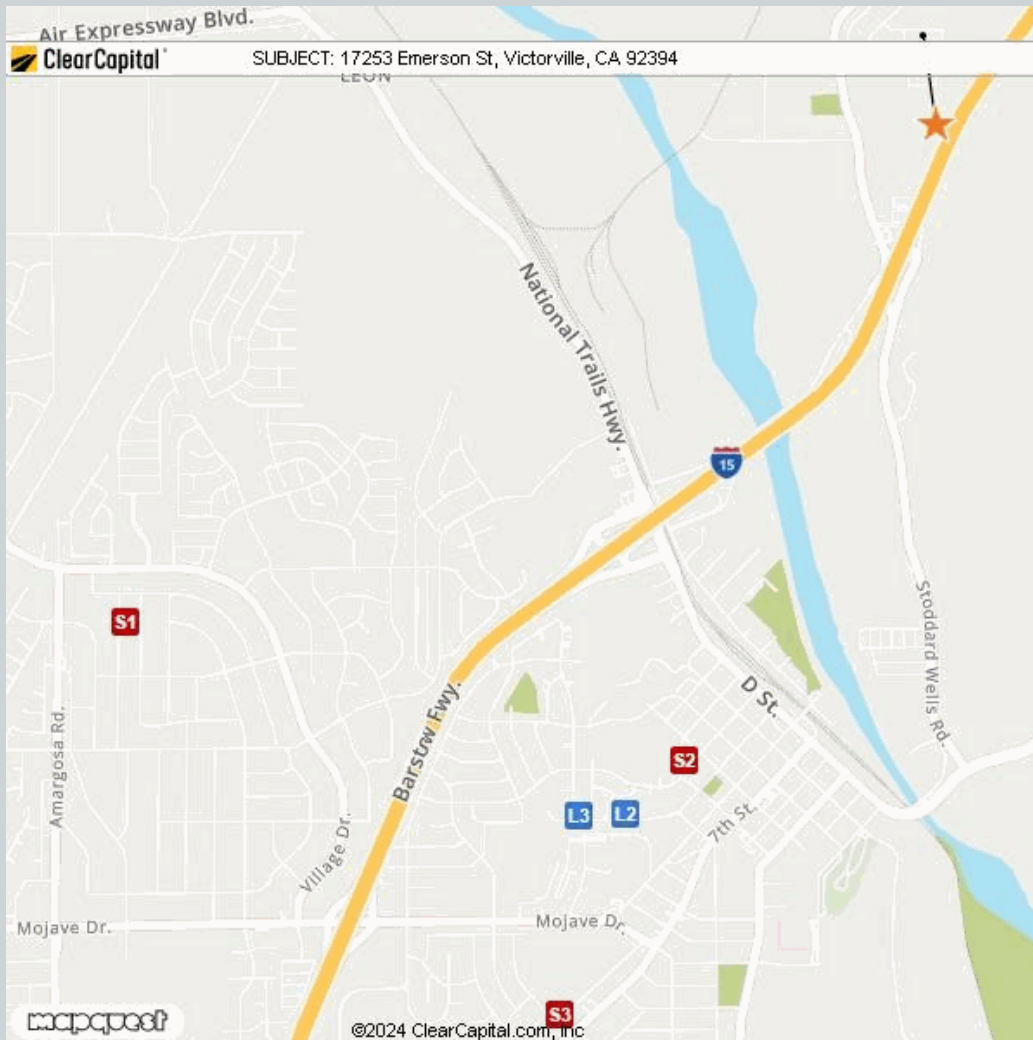
Address ★ 17253 Emerson St, Victorville, CALIFORNIA 92394

Loan Number 104437

Suggested List \$275,000

Suggested Repaired \$278,000

Sale \$272,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17253 Emerson St, Victorville, California 92394	--	Parcel Match
L1	17238 Dante St., Victorville, CA 92394	0.03 Miles ¹	Parcel Match
L2	16634 Yucca Ave., Victorville, CA 92395	2.35 Miles ¹	Parcel Match
L3	15535 Fresno St., Victorville, CA 92395	2.41 Miles ¹	Parcel Match
S1	15977 Heatherdale Rd., Victorville, CA 92394	2.80 Miles ¹	Parcel Match
S2	15475 3rd St., Victorville, CA 92395	2.15 Miles ¹	Parcel Match
S3	15015 Tatum Rd., Victorville, CA 92395	2.95 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	Teri Ann Bragger	Company/Brokerage	First Team Real Estate
License No	00939550	Address	15545 Bear Valley Rd. Hesperia CA 92345
License Expiration	10/09/2026	License State	CA
Phone	7609000529	Email	teribragger@firstteam.com
Broker Distance to Subject	6.90 miles	Date Signed	06/28/2024

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.