

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	10657 Felix Drive, Santee, CA 92071	Order ID	8418392	Property ID	33273368
Inspection Date	09/08/2022	Date of Report	09/09/2022		
Loan Number	38214	APN	3782921400		
Borrower Name	Catamount Properties 2018 LLC	County	San Diego		

Tracking IDs

Order Tracking ID	09.07.22 CS-Citi Update	Tracking ID 1	09.07.22 CS-Citi Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments Per 2022 canceled MLS listing, -From the new luxury flooring to the brand new kitchen with large island, new appliances, quartz counters, and new cabinets. The bathrooms are stunning- not your everyday remodel. Even things that you won't see right away have been taken care of for you: roof repairs including a new layer of 30-year shingles. Well maintained.
R. E. Taxes	\$5,447	
Assessed Value	\$453,448	
Zoning Classification	Residential R-1:SINGLE FAM-RES	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lockbox)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments A newer style neighborhood with some mountain views maintained and close to schools and parks, with easy access to shopping, restaurants, and freeway.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$611000 High: \$1407900	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	10657 Felix Drive	10262 Molino Rd	10611 El Nopal	10003 Woodpark Dr
City, State	Santee, CA	Santee, CA	Santee, CA	Santee, CA
Zip Code	92071	92071	92071	92071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	0.83 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$775,000	\$745,000	\$775,000
List Price \$	--	\$775,000	\$745,000	\$775,000
Original List Date		07/28/2022	07/23/2022	08/16/2022
DOM · Cumulative DOM	-- · --	6 · 43	47 · 48	23 · 24
Age (# of years)	48	48	52	49
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	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	1,320	1,448	1,190	1,248
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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	--
Lot Size	0.15 acres	0.16 acres	0.14 acres	0.15 acres
Other	--	--	--	--

* 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** Don't miss this beautifully renovated Santee home! Light and bright with an open floor plan. You'll love these features...quartz counter tops, stainless steel appliances, a breakfast bar, and a spacious living and dining room with a cozy fireplace. Sit back and relax in the front porch swing or snuggle up to the fire pit. New gutters have been added to the back as well as new insulation and the roof and AC are only 2 years old. The pride of ownership shines throughout the whole property. No HOA or Mello-Roos make this home a tremendous value, per MLS.
- Listing 2** This move-in-ready home has been fully remodeled throughout, with nothing spared! Refinished red oak wood flooring, fresh paint throughout, new kitchen cabinets and countertops, and all new stainless steel appliances. Both bathrooms have been fully remodeled including new windows. New carpet, closet doors, ceiling fans, and AC/heat units in all the bedrooms. You'll immediately feel right at home walking up to the front courtyard with views of the peaceful backyard featuring two raised garden beds, lemon trees, a gazebo with cozy seating, an above-ground jacuzzi, and a built-in pool with a relaxing waterfall. Enjoy gorgeous sunsets over the mountains while sitting in the backyard and enjoying some privacy, per MLS.
- Listing 3** Welcome home to this gorgeous single-story 4BR, 2BA home nestled in the quiet Woodglen Vista neighborhood! Enjoy new beautiful wood-looking laminate flooring throughout. Large living room with lots of natural light and welcoming window seat perfect for entertaining. Lovely kitchen with newer stainless steel appliances. 4th bedroom has a built-in desk in the closet-easy to make an office! Keep cool with the whole house fan. Step out into your massive park-like custom backyard complete with a covered patio, expansive BBQ and entertaining area, huge storage shed, and low-maintenance artificial turf landscaping, per MLS.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	10657 Felix Drive	10052 Wycliffe St	10004 Allenwood Way	10205 Woodglen Vista Dr
City, State	Santee, CA	Santee, CA	Santee, CA	Santee, CA
Zip Code	92071	92071	92071	92071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.83 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$795,000	\$799,900	\$799,000
List Price \$	--	\$795,000	\$799,900	\$799,000
Sale Price \$	--	\$870,000	\$817,000	\$750,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/02/2022	06/22/2022	08/08/2022
DOM · Cumulative DOM	-- · --	39 · 39	10 · 32	19 · 39
Age (# of years)	48	37	49	52
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential	Beneficial ; Park
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,320	1,447	1,259	1,572
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	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	0.15 acres	0.23 acres	0.16 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	-\$32,000	+\$10,000	-\$17,000
Adjusted Price	--	\$838,000	\$827,000	\$733,000

* 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** PRIDE OF OWNERSHIP exudes from this stunning home nestled up in a beautiful cul-de-sac with sensational views of the mountains! This highly desirable neighborhood has very little turnover, as most of the wonderful neighbors have owned their homes for decades! Beautiful curb appeal greets you with colorful drought-resistant landscape designs in the front yard, and artificial turf in both the front and back yards providing you with little to no maintenance! This beauty boasts a great-room layout, with a recently remodeled kitchen complete with all new electrical and plumbing, soft-close white cabinets, a pantry, quartz countertops, black slate GE appliances, and can lighting! The cozy wood-burning fireplace is perfect for snuggling up on the couch with a blanket and a book on cold rainy nights! Both bathrooms have recently been updated with new toilets and vanities! The backyard is an entertainer's dream with new concrete around the back of the house, a brand new outdoor kitchen with granite countertops, a refrigerator, a sink, and a brand new - never been used BULL grill, per MLS. Adjustment for age-11k, view-5k, gla-11k, room count-5k, lot-11k.
- Sold 2** This 3 bedroom, 2 bathroom has been beautifully updated and boasts tons of amazing new features. It's located on a quiet street with views of Mission Hills. The spacious living room is complete with rich premium flooring, a cozy fireplace, and tons of natural light. The kitchen and dining room have an open concept layout - featuring SS appliances, crisp white shaker cabinets, and a chic backsplash. The bedrooms have been freshly painted and also updated with premium flooring. The bathrooms have classic new vanities, light fixtures, and new modern tile surround, per MLS. Adjustments for view+5k, gla+5k,
- Sold 3** Fully remodeled Santee home conveniently situated across the street from Santee's top-rated 10-acre Woodglen Vista Park & Dog Park. The perfectly manicured grass front yard boasts gorgeous park & mountain views. Fresh exterior & interior paint throughout. A brand new HVAC system and shingle roof were just installed in 2021. A new tankless water heater, kitchen appliances & washer/dryer are all included with the home. Luxury kitchen upgrades include granite counters, new stainless steel appliances w/5-burner stove, extra cabinet storage, LED lighting, and even an instant boiling faucet for quick meal prep. There's a GIANT 17'x30' family room just off the kitchen that's perfect for entertaining. Too many upgrades to list, per MLS. Adjustment for gla-21k, age+4k,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Per tax records, MLS, and online data.				
Listing Agent Name							
Listing Agent Phone							
# 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
02/28/2022	\$799,900	--	--	Cancelled	03/04/2022	\$799,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$785,000	\$785,000
Sales Price	\$770,000	\$770,000
30 Day Price	\$755,000	--
Comments Regarding Pricing Strategy		
Used the closes and best listings/sales with adjustments when needed for subjects final value range.		

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

Listing Photos

L1 10262 Molino Rd
Santee, CA 92071



Front

L2 10611 El Nopal
Santee, CA 92071



Front

L3 10003 Woodpark Dr
Santee, CA 92071



Front

Sales Photos

S1 10052 Wycliffe St
Santee, CA 92071



Front

S2 10004 Allenwood Way
Santee, CA 92071



Front

S3 10205 Woodglen Vista Dr
Santee, CA 92071



Front

ClearMaps Addendum

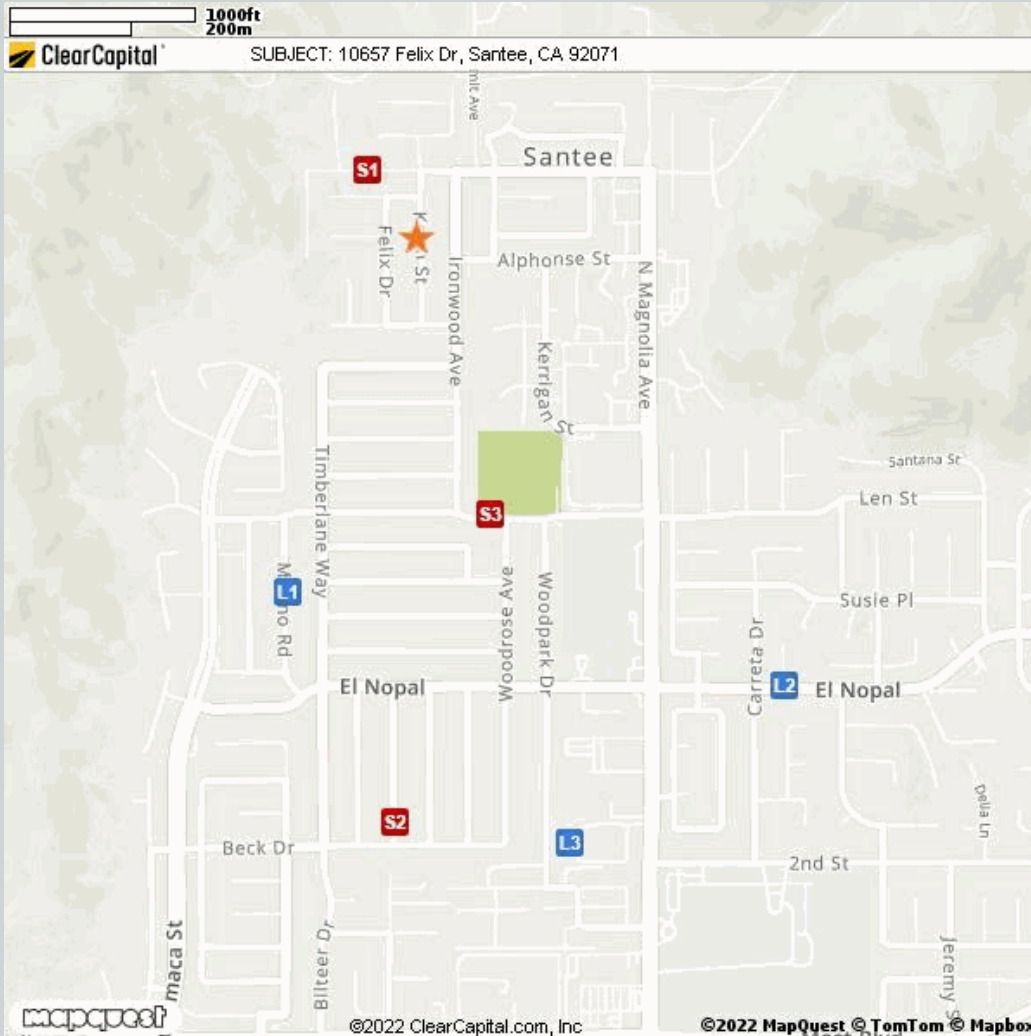
Address ★ 10657 Felix Drive, Santee, CA 92071

Loan Number 38214

Suggested List \$785,000

Suggested Repaired \$785,000

Sale \$770,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10657 Felix Drive, Santee, CA 92071	--	Parcel Match
L1	10262 Molino Rd, Santee, CA 92071	0.53 Miles ¹	Parcel Match
L2	10611 El Nopal, Santee, CA 92071	0.83 Miles ¹	Parcel Match
L3	10003 Woodpark Dr, Santee, CA 92071	0.89 Miles ¹	Parcel Match
S1	10052 Wycliffe St, Santee, CA 92071	0.13 Miles ¹	Parcel Match
S2	10004 Allenwood Way, Santee, CA 92071	0.83 Miles ¹	Parcel Match
S3	10205 Woodglen Vista Dr, Santee, CA 92071	0.40 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	Ronald Blair	Company/Brokerage	Big Block Realty
License No	01802776	Address	8794 Dawn Ct Santee CA 92071
License Expiration	04/15/2023	License State	CA
Phone	6198405765	Email	sandiegoreospecialist@gmail.com
Broker Distance to Subject	2.47 miles	Date Signed	09/08/2022

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.