

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	11683 White Pine Court, Fontana, CA 92337	Order ID	7221768	Property ID	29925489
Inspection Date	04/08/2021	Date of Report	04/13/2021		
Loan Number	40629	APN	0236-371-60-0000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	0407_BPO_Update	Tracking ID 1	0407_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CATAMOUNT PROPERTIES 2018 LLC	Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in later 20th century. Subject conforms to neighborhood which is comprised of both one and two story properties.
R. E. Taxes	\$3,454	
Assessed Value	\$187,229	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(No obvious open doors or windows, postings on front door and upper window)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The Southridge section of Fontana is a suburban developed area with primarily two-story homes. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average curb appeal. The market demand is strong and prices are rapidly rising. Seller concessions are few and REO activity is less than 5% of the resale market. Industrial activity is to the north of the development on the north side of Jurupa Avenue. There are also moderate sized transmission lines that run on an easement ea...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$269,000 High: \$1,075,000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

The Southridge section of Fontana is a suburban developed area with primarily two-story homes. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average curb appeal. The market demand is strong and prices are rapidly rising. Seller concessions are few and REO activity is less than 5% of the resale market. Industrial activity is to the north of the development on the north side of Jurupa Avenue. There are also moderate sized transmission lines that run on an easement east-west through the middle of the community. The Jurupa Mountain range lies to the south of the development with no further south side development practical.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	11683 White Pine Court	11748 Fernwood Ave	11915 Woodbridge Dr	14121 Southwood Dr
City, State	Fontana, CA	Fontana, CA	Fontana, CA	Fontana, CA
Zip Code	92337	92337	92337	92337
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.31 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$465,000	\$526,000	\$475,000
List Price \$	--	\$465,000	\$525,000	\$475,000
Original List Date		04/03/2021	03/09/2021	04/06/2021
DOM · Cumulative DOM	-- · --	8 · 10	33 · 35	5 · 7
Age (# of years)	35	34	34	35
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	2 Stories Modern	2 Stories Modern	2 Stories Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,449	1,433	1,491	1,484
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2
Total Room #	7	7	7	7
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	0.13 acres	0.09 acres	0.09 acres	0.14 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** MLS Description: Welcome and make it your very own home in the sought out community of Southridge Village of Fontana. Beautiful mountains view. Conveniently located near schools, trails and parks. Easy freeway access to 10, 15, 60 and 215/91. This home features vaulted ceiling living room with brick fireplace. Backyard with patio cover, grass area and fenced side yard. Two-car attached garage and three-car front carport. Three bedrooms upstairs and one additional storage room downstairs. NO HOA fees! MY COMMENTS: Comparable and subject are in same community. Comparable is substantially equal to subject. Comparable is in active status. Comparable is most comparable due to GLA and proximity.
- Listing 2** MLS Description: This Fontana two-story home offers a patio, and a two-car garage. This home has been virtually staged to illustrate its potential. MY COMMENTS: Comparable and subject are in same community. Comparable is slightly superior due to GLA. Comparable is in active status.
- Listing 3** MLS Description: Single Story Home in the renowned Southridge Village in Fontana. One block away from Shadow Park and Shadow Hills Elementary School. Mountain views from both the front and back yard. Property features 2 remodeled bathrooms. Home shows as 3 full bedrooms and an office with cabinet shelves which could easily be turned back into a closet for a 4th bedroom. Owner's suite features a remodeled bathroom. You must see the backyard which offers MOUNTAIN VIEWS, sit underneath the outside patio and enjoy the spacious backyard and scenery. Kids and pets would love this grassy area that's also perfect for entertaining this Summer. Home also features a side area that can be utilized as a dog run or vegetable garden. Other features include Central A/C and Heating, washer and dryer hookups in garage. MY COMMENTS: Comparable and subject are in same community. Comparable is single- level, subject two-story. Comparable is superior due to single-level and GLA. Comparable is in active status.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11683 White Pine Court	14359 Green Vista Dr	11721 Nutwood Ct	11304 Vale Vista Drive
City, State	Fontana, CA	Fontana, CA	Fontana, CA	Fontana, CA
Zip Code	92337	92337	92337	92337
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.10 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$409,888	\$459,900
List Price \$	--	\$385,000	\$409,888	\$459,900
Sale Price \$	--	\$400,000	\$415,000	\$460,000
Type of Financing	--	Fha	Va	Fha
Date of Sale	--	01/24/2021	11/24/2020	03/31/2021
DOM · Cumulative DOM	-- · --	7 · 76	16 · 84	30 · 111
Age (# of years)	35	36	35	36
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	Adverse ; Power Lines	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Modern	2 Stories Modern	2 Stories Modern	2 Stories Modern
# Units	1	1	1	1
Living Sq. Feet	1,449	1,449	1,449	1,494
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	7	7
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	0.13 acres	0.09 acres	0.10 acres	0.10 acres
Other	--	--	--	--
Net Adjustment	--	+\$20,000	+\$20,800	-\$7,000
Adjusted Price	--	\$420,000	\$435,800	\$453,000

* Sold 2 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** MLS Description: Check out this property located in the heart of Fontana! This property features 4 bedrooms, 2 full baths, attached 2 car garage, grass in the front and back yards. The backyard has a covered patio with a block wall with a great setup for relaxing and or entertaining. The master bedroom upstairs has it own deck/patio with an AMAZING view of the hills, and for taking in the beautiful SoCal sunrises and sunsets. This is a great home and has to be seen in person to truly be appreciated. Schedule your privates tour today, you never know... This might just be your NextHome!!! MY COMMENTS: Comparable and subject are in same community. Comparable and subject appear to be same model. Comparable backs to electric easement, subject to residential. Adjustments of +\$8000 (2% sale price) easement difference, +\$12000 (3% sale price) market increase for a total adjustment of +\$20000.
- Sold 2** MLS Description: Welcome home!!! Excellent location in the Community of Southridge. Don't be deceived by lots size, the home is located at the end of a Cul-de-sac (Pie shaped lot). Space for plenty of parking, pool, or any other entertainment ideas. Inside you have a spacious open floor plan, Living room, dining room, and large kitchen. Not to many 4 Bedrooms in this area, this one is a must see..... Buyer to verify all information, deemed reliable through property profile. MY COMMENTS: Comparable and subject are in same community. Comparable and subject appear to be same model. Comparable is most comparable due to same model, similar area/backing. Comparable is a slightly aged sale date however was specifically selected due to same model, proximity. Adjustment of +\$20,800 (5% sale price) market increase.
- Sold 3** MLS Description: Welcome to this Southridge Village Beautiful Home! Beautiful home is now ready to be yours!...Property consists of 4 bedrooms and 2.5 baths and a sunroom/bonus room on a cul-de-sac & conveniently located within minutes to elementary schools/high school, groceries, freeway access and other amenities. Home has fruit trees, gorgeous views from second level, double-paned windows in one of the most desirable neighborhoods. MY COMMENTS: Comparable and subject are in same community. Comparable specifically selected for recent sale date. Adjustments of -\$5000 closing costs, -\$2000 GLA difference at \$40/sq ft for a total adjustment of -\$7000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows no records for this property. CRMLS is the primary MLS for the area. There are no MLS sheets to include with this report.			
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	\$448,800	\$448,800
Sales Price	\$448,800	\$448,800
30 Day Price	\$448,800	--
Comments Regarding Pricing Strategy		
<p>The suggested list is heavily influenced by Sold 3, the most recent sale. Sold 1 and Sold 2, same models as subject, as adjusted, were also taken into consideration in the suggested list. The current listings are all in active status and priced above \$450,000, a natural buyer price search break point and was a consideration in the suggested list. The sale price is expected at full list, consistent with overall market dynamics. The 30 day price is same as sale price due to overall DOM running under 30 days in this marketplace.</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



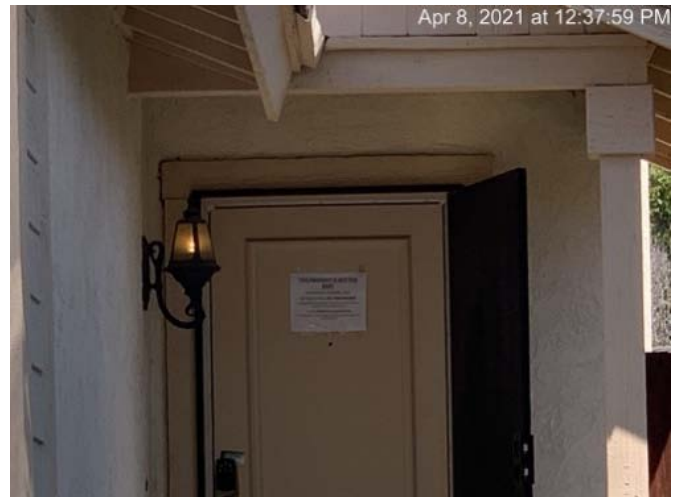
Front



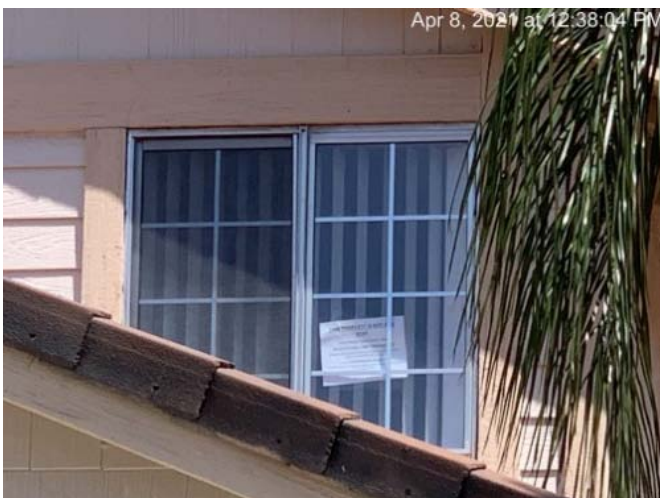
Address Verification



Side



Other



Other

Listing Photos

L1 11748 Fernwood Ave
Fontana, CA 92337



Front

L2 11915 Woodbridge Dr
Fontana, CA 92337



Front

L3 14121 Southwood Dr
Fontana, CA 92337



Front

Sales Photos

S1 14359 Green Vista Dr
Fontana, CA 92337



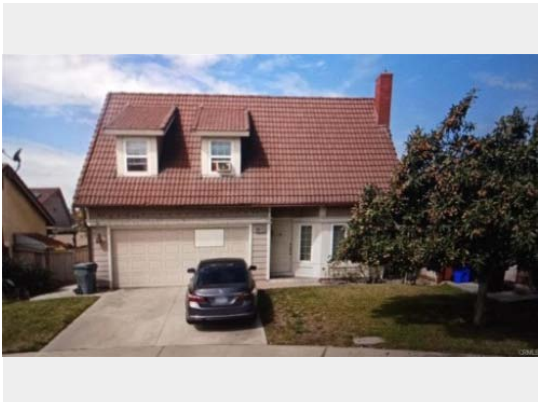
Front

S2 11721 Nutwood Ct
Fontana, CA 92337



Front

S3 11304 Vale Vista Drive
Fontana, CA 92337



Front

ClearMaps Addendum

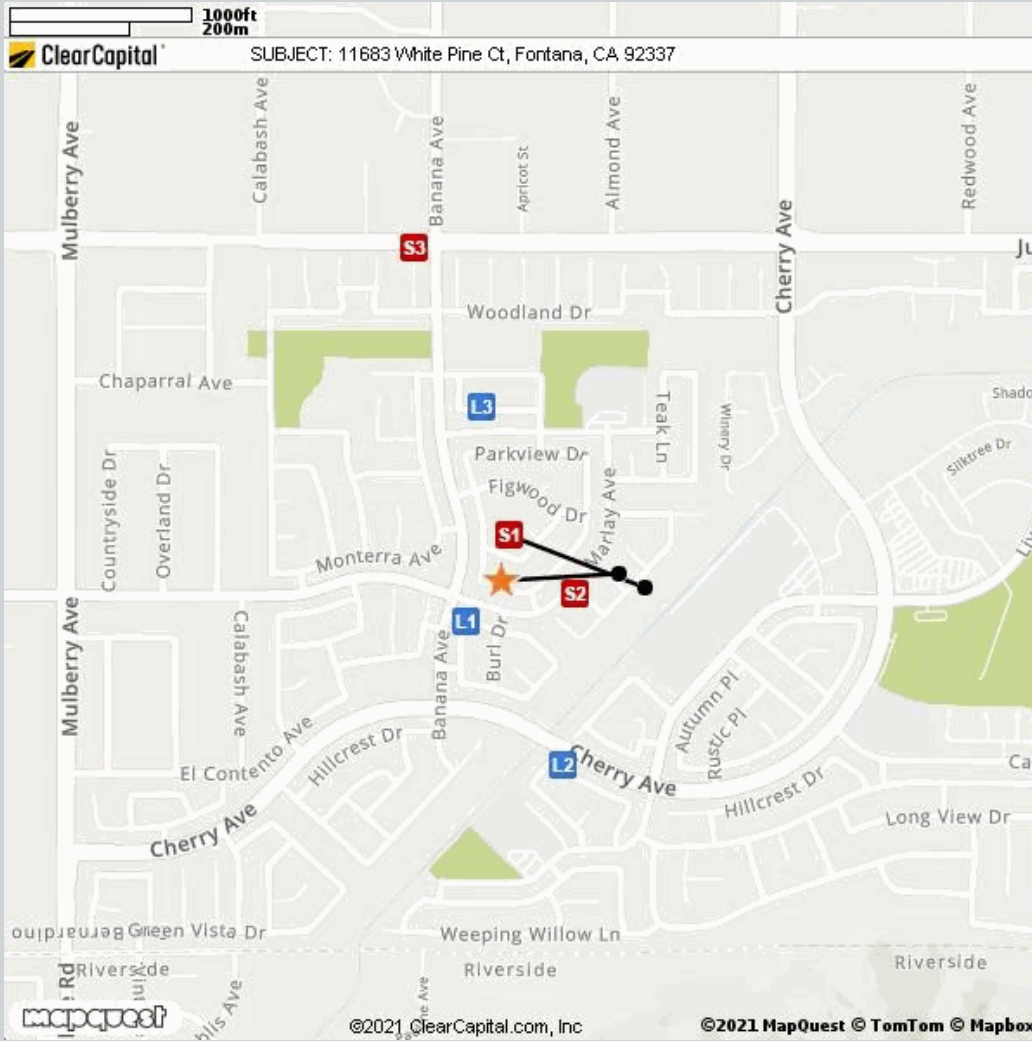
Address ★ 11683 White Pine Court, Fontana, CA 92337

Loan Number 40629

Suggested List \$448,800

Suggested Repaired \$448,800

Sale \$448,800



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11683 White Pine Court, Fontana, CA 92337	--	Parcel Match
L1 Listing 1	11748 Fernwood Ave, Fontana, CA 92337	0.25 Miles ¹	Parcel Match
L2 Listing 2	11915 Woodbridge Dr, Fontana, CA 92337	0.31 Miles ¹	Parcel Match
L3 Listing 3	14121 Southwood Dr, Fontana, CA 92337	0.30 Miles ¹	Parcel Match
S1 Sold 1	14359 Green Vista Dr, Fontana, CA 92337	0.04 Miles ¹	Parcel Match
S2 Sold 2	11721 Nutwood Ct, Fontana, CA 92337	0.10 Miles ¹	Parcel Match
S3 Sold 3	11304 Vale Vista Drive, Fontana, CA 92337	0.54 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	Michael O'Connor	Company/Brokerage	Diamond Ridge Realty
License No	01517005	Address	12523 Limonite Avenue Eastvale CA 91752
License Expiration	10/04/2022	License State	CA
Phone	9518474883	Email	RealtorOConnor@aol.com
Broker Distance to Subject	5.84 miles	Date Signed	04/11/2021

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.