

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	2284 Pebble Beach Drive, Palm Springs, CA 92264	Order ID	7103671	Property ID	29548591
Inspection Date	02/12/2021	Date of Report	02/15/2021		
Loan Number	41454	APN	681-241-004		
Borrower Name	Catamount Properties 2018 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	BPO_Update	Tracking ID 1	BPO_Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	New Rodeo Inv	Condition Comments
R. E. Taxes	\$7,022	The property appears to be in average condition with no repairs noted on the exterior. Curb appeal is average and similar to other homes in the neighborhood.
Assessed Value	\$543,470	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Locked)	
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

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The neighborhood is centrally located near schools, shopping, and parks. It is well kept and homes are of the same age, style, and condition as the subject. The market trend for this area is positive, with prices on the rise, inventory and DOM stable, and supply and demand stable as well. REO and distressed properties are on the decline and seller concessions are common with FHA loans and first time buyers.
Sales Prices in this Neighborhood	Low: \$350,000 High: \$2,200,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2284 Pebble Beach Drive	1382 Crystal Court	2178 S Brentwood Drive	3197 E San Martin Circle
City, State	Palm Springs, CA	Palm Springs, CA	Palm Springs, CA	Palm Springs, CA
Zip Code	92264	92264	92264	92264
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.42 ¹	0.20 ¹	1.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$799,999	\$600,000	\$549,420
List Price \$	--	\$749,999	\$775,000	\$549,420
Original List Date		01/15/2021	12/11/2020	11/17/2020
DOM · Cumulative DOM	-- · --	30 · 31	46 · 66	20 · 90
Age (# of years)	45	23	59	43
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	Beneficial ; Golf Course	Neutral ; Mountain	Beneficial ; Golf Course	Neutral ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,227	2,427	1,969	1,659
Bdrm · Bths · ½ Bths	4 · 3	3 · 3	3 · 2	3 · 2
Total Room #	7	6	5	5
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	0.26 acres	0.21 acres	0.24 acres	0.26 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** Enter Through The Archway Of The Gated Courtyard You Are Welcomed By A Large Landscaped Patio With Views Of The Gorgeous Mountains. Through The Front Door You Are Lead To The Living Room With Fireplace And Large Dining Area. Kitchen Features Double Ovens, Pantry, Cabinets, Bar Seating And Opens Up To The 2nd Dining Area And Family Room. Spacious Family Room. Oversized Master Bedroom. Master Bathroom Features Walk- In Closet, Dual Sinks, Soaking Tub With Jets And Walk-In Shower. Large 2nd Master Bedroom With Private Bathroom Features A Walk-In Shower.
- Listing 2** This home features vaulted ceilings, a big bonus room, a large rear yard with built in pool and a fantastic layout with lots of storage. The owner's bedroom has a walk in closet and a sliding glass door to the backyard. The other two bedrooms are located on the other side of the home. The guest bathroom has double sinks and a slider to the yard - great for a pool bath.
- Listing 3** Immense lot with oversized pool/spa situated on a cul de sac. Three bedrooms, 2 baths and nearly 1700 square feet. One year newer roof. Fireplace on axis in living area. Attached garage.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2284 Pebble Beach Drive	3285 Cambridge Court	2120 South Birdie Way	1543 S Beverly Drive
City, State	Palm Springs, CA	Palm Springs, CA	Palm Springs, CA	Palm Springs, CA
Zip Code	92264	92264	92264	92264
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.49 ¹	0.35 ¹	1.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$719,000	\$689,000	\$715,000
List Price \$	--	\$719,000	\$675,000	\$695,000
Sale Price \$	--	\$695,000	\$665,000	\$650,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	08/28/2020	10/09/2020	12/29/2020
DOM · Cumulative DOM	-- · --	210 · 210	61 · 98	62 · 63
Age (# of years)	45	42	59	55
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	Beneficial ; Golf Course	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,227	2,517	1,960	2,416
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	2 · 2	3 · 3
Total Room #	7	7	4	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	0.26 acres	0.22 acres	0.24 acres	0.24 acres
Other	None	None	None	None
Net Adjustment	--	+\$48,000	+\$50,000	+\$50,000
Adjusted Price	--	\$743,000	\$715,000	\$700,000

* Sold 3 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** -18000 sqft, +10000 lot size, +6000 room count, +50000 view. Large open floor plan with formal living room complete with vaulted ceilings, family room with fireplace, dining room and wet bar. Updated kitchen and master bath both include granite countertops and upgraded cabinets. The desert landscape throughout the property makes maintenance simple and saves on the water bill.
- Sold 2** +16000 sqft, +36000 room count, -75000 condition, +50000 view. Home features 20 inch Travertine flooring throughout in a diamond pattern, large picturesque window in the living room with views of the mountains, huge family room with built-in entertainment center with a beautiful over size fireplace. Central kitchen with 5 burner cook top, corian counters with plenty of counter space and maple cabinetry. Master bedroom is good size, and features built-ins, and a large walk-in closet. Master bath has two walls of glass block that allows plenty of natural light, large soaker tub with a separate tiled shower.
- Sold 3** -12000 sqft, +12000 room count, +50000 view. Originally a 3 bedroom house this owner has used a bedroom as a formal dining room. Featuring a large yard, newer carpets, a cozy fireplace, an office and newer a/c. The two room casita has a bedroom and a party room off the pool. The casita bath was recently taken apart & is ready for your renovations. with its large roll-in shower still intact.

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	\$720,000	\$720,000
Sales Price	\$710,000	\$710,000
30 Day Price	\$675,000	--
Comments Regarding Pricing Strategy		
<p>There were very few comps for the subject overall, and the subject is near the border of another city and comps could not be used from that city. So a search of a 2 mile radius was required, along with expanding the age and square footage ranges. Prices seem to be in a large variant as well. Based on an average exterior condition, a price in the low 700s seems appropriate. The subject does not have an address on the house, curb, or mailbox. The address was verified by each of the homes on the side of it, 2326 and 2256. A photo of the street sign was taken as a substitute.</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



Side



Street

Listing Photos

L1 1382 Crystal Court
Palm Springs, CA 92264



Front

L2 2178 S Brentwood Drive
Palm Springs, CA 92264



Front

L3 3197 E San Martin Circle
Palm Springs, CA 92264



Front

Sales Photos

S1 3285 Cambridge Court
Palm Springs, CA 92264



Front

S2 2120 South Birdie Way
Palm Springs, CA 92264



Front

S3 1543 S Beverly Drive
Palm Springs, CA 92264



Front

ClearMaps Addendum

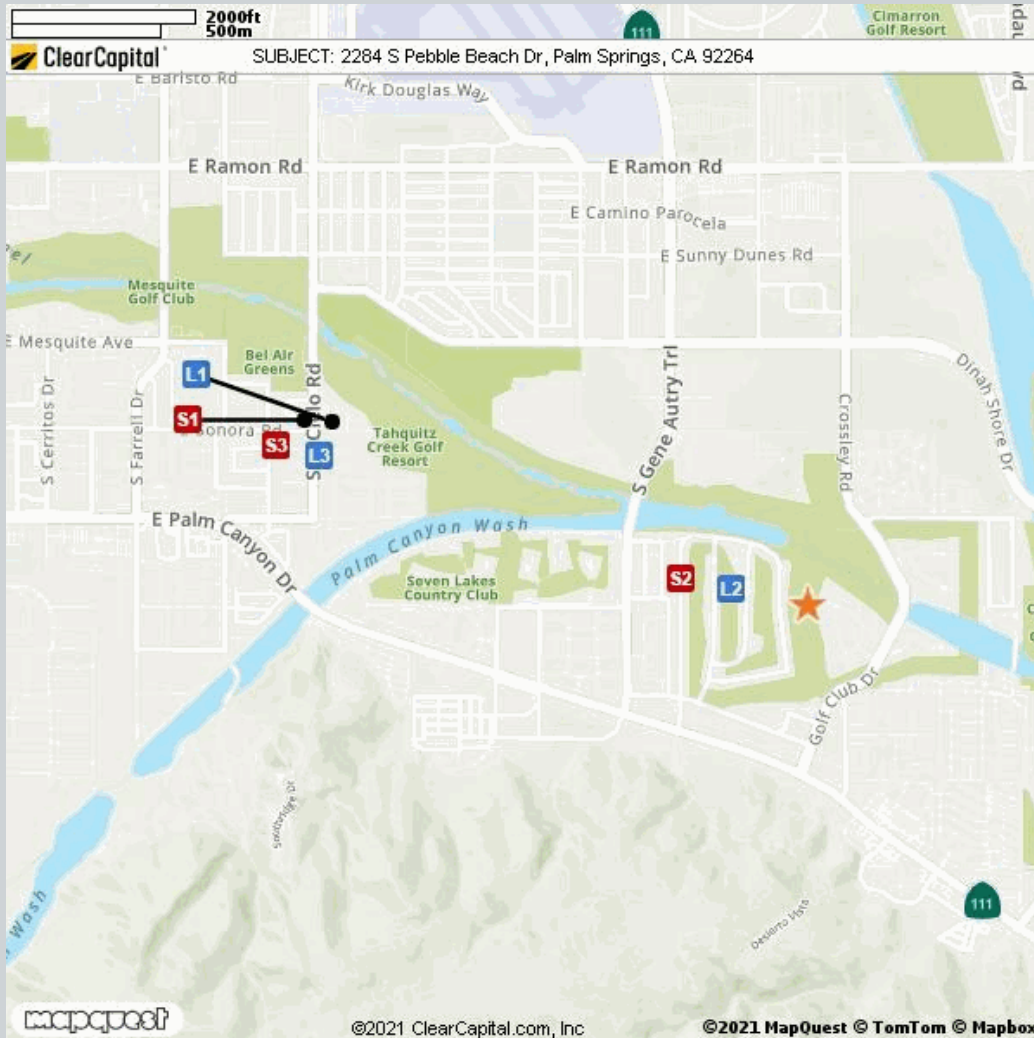
Address ★ 2284 Pebble Beach Drive, Palm Springs, CA 92264

Loan Number 41454

Suggested List \$720,000

Suggested Repaired \$720,000

Sale \$710,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2284 Pebble Beach Drive, Palm Springs, CA 92264	--	Parcel Match
L1 Listing 1	1382 Crystal Court, Palm Springs, CA 92264	1.42 Miles ¹	Parcel Match
L2 Listing 2	2178 S Brentwood Drive, Palm Springs, CA 92264	0.20 Miles ¹	Parcel Match
L3 Listing 3	3197 E San Martin Circle, Palm Springs, CA 92264	1.44 Miles ¹	Parcel Match
S1 Sold 1	3285 Cambridge Court, Palm Springs, CA 92264	1.49 Miles ¹	Parcel Match
S2 Sold 2	2120 South Birdie Way, Palm Springs, CA 92264	0.35 Miles ¹	Parcel Match
S3 Sold 3	1543 S Beverly Drive, Palm Springs, CA 92264	1.57 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	Eric Bennett	Company/Brokerage	Palm Springs Mutual Inc
License No	01786131	Address	212 Via Firenza Rancho Mirage CA 92270
License Expiration	03/04/2024	License State	CA
Phone	7608615626	Email	eric@ericbennett.com
Broker Distance to Subject	3.16 miles	Date Signed	02/15/2021

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.