

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	14282 Elizabeth Court, Fontana, CA 92337	Order ID	7142930	Property ID	29701581
Inspection Date	03/06/2021	Date of Report	03/08/2021		
Loan Number	41684	APN	0236-462-33-0000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	0303_BPO_Update	Tracking ID 1	0303_BPO_Update		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$5,289	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. Subject has significant vegetation overgrowth in front and was not fully visible from street inspection. Subject is possibly vacant but could not be determined from street inspection. During inspection the front door appeared to be open and the driveway was blocked by a parked vehicle. The portions of the subject that were visible appeared in average condition.	
Assessed Value	\$356,877		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	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 gently 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 ...	
Sales Prices in this Neighborhood	Low: \$263,000 High: \$620,000		
Market for this type of property	Increased 4 % 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 gently 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	14282 Elizabeth Court	11974 Mangrove Ct	11795 Rustic Pl	11799 Oakwood 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	0.35 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$420,000	\$410,000	\$419,000
List Price \$	--	\$420,000	\$410,000	\$419,000
Original List Date		10/20/2020	02/06/2021	01/31/2021
DOM · Cumulative DOM	-- · --	46 · 139	11 · 30	3 · 36
Age (# of years)	34	35	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	1 Story Modern	1 Story Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,109	1,317	1,044	958
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	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	--	--	--	--
Lot Size	0.09 acres	0.13 acres	0.08 acres	0.11 acres
Other	--	--	--	--

* 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** MLS Description: NICE CORNER LOT SINGLE STORY HOME IN SOUTHRIDGE CITY OF FONTANA. THIS HOME OFFERS 3 BEDROOMS, 2 BATHROOMS 5,500 LOT SIZE. NEWER DUAL PANE WINDOWS, NEW QUARTZ COUNTER TOP IN KITCHEN AND IN BATHROOM, NEWER LAMINATE IN LIVIN GROOM AREA, NEW VINYL FENCING. MY COMMENTS: Comparable and subject are in same community. Comparable is in overall average condition with some more recent updates. Comparable is superior due to GLA. Comparable is in pending status since 01/13/21.
- Listing 2** MLS Description: Move In Condition In A Nice Southridge Community: Close To Parks, Schools And Shops. Has Open Floor Plan With 3 Bedrooms And 2 Baths. Attached 2 Car Garage With Direct Access To the House. Floors Are Tiles And Laminate Wood. Has Tile Kitchen Counter Top. Dining Area Has Sliding Door Access To The Back. Concrete Backyard with Wood Fence. This Home Is Perfect For First Time Buyers And those Who Want To Downsize. No HOA Fees Is A Plus. Easy To Show!!! MY COMMENTS: Comparable and subject are in same community. Comparable is slightly inferior due to GLA. Comparable is most comparable due to GLA. Comparable is in pending status since 02/20/21.
- Listing 3** MLS Description: Charming 3 bedroom, 2 bathroom, single story home in the Southridge Community of Fontana! Enjoy high ceilings, tile flooring throughout the main living area, and an open floor plan. The kitchen opens to the dining area and offers light wood cabinetry. Sliding doors lead to the outdoor concrete patio and storage shed. Additional property highlights include the 2 car garage, ceiling fans, and no HOA. Convenient to area markets, schools, and easy access to major freeways! MY COMMENTS: Comparable and subject are in same community. Comparable is inferior due to GLA. Comparable is in pending status since 02/05/21.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	14282 Elizabeth Court	14243 Long View Dr	14208 Long View Drive	14174 Long View 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.	--	0.05 ¹	0.09 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$400,000	\$389,000
List Price \$	--	\$420,000	\$400,000	\$389,000
Sale Price \$	--	\$420,000	\$420,000	\$411,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	01/29/2021	03/05/2021	01/06/2021
DOM · Cumulative DOM	-- · --	3 · 50	3 · 61	3 · 63
Age (# of years)	34	34	34	34
Condition	Average	Good	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 Modern	1 Story Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,109	1,109	1,101	1,109
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	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	--	--	--	--
Lot Size	0.09 acres	0.09 acres	0.09 acres	0.09 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,000	\$0	-\$1,500
Adjusted Price	--	\$410,000	\$420,000	\$409,500

* 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: Move-in ready and better than renting! This home offers everything you want in your first home, New laminated wood flooring, New A/C and Heater, New Double Paned Windows. The fireplace has new surround. The kitchen features new appliances including a dishwasher, stove, and built-in microwave accented by two- tone appliances in white and gray plus quartz counters. There is a separate laundry room for more convenience and new carpet in all bedrooms for more comfort. Don't miss this opportunity and call for your private tour now. MY COMMENTS: Comparable and subject are in same community. Comparable and subject appear to be same model. Comparable is in superior condition. Adjustments of -\$10000 condition difference.
- Sold 2** MLS Description: This beautiful 3 bedrooms and 2 bathroom cozy house is the perfect home for any buyer. Good size kitchen and living room to enjoy with family! Perfect back yard for gatherings with friends and family! It sits in the nice community of Southridge! Nearby schools, shopping centers, parks, restaurants and freeways. Do not miss this opportunity to make it yours. MY COMMENTS: Comparable and subject are in same community. Comparable and subject are possibly same model. Comparable and subject are equivalent. Comparable is most comparable due to GLA, proximity, condition and recent sale date.
- Sold 3** MLS Description: Beautiful Single Story Home in Southridge Fontana. The home features 3 bedrooms and 2 baths, nice open floor plan, living room with cozy fireplace, granite counter in the kitchen, master bedroom with master bath, 2 car garage attached, and Covered Patio. Close to Schools, shopping, parks and easy access to 10, 60 and 15 freeways. MY COMMENTS: Comparable and subject are in same community. Comparable and subject appear to be same model. Comparable and subject are equivalent. Adjustment of -\$1500 closing costs.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows one historical listing for subject property, a sale in 2004. CRMLS is the primary MLS for the area. Tax records show a trustee deed change of ownership recorded 09/08/2020.			
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	\$415,000	\$415,000
Sales Price	\$415,000	\$415,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
The suggested list price is heavily influenced by Sold 2, an equivalent property recently sold. The sale price is expected at full list, somewhat contrary to overbid to a low list. The current listings support the suggested list. The 30 day price is same as sale price due to DOM running under 30 days in this marketplace.		

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



Street

Listing Photos

L1 11974 Mangrove Ct
Fontana, CA 92337



Front

L2 11795 Rustic Pl
Fontana, CA 92337



Front

L3 11799 Oakwood Dr
Fontana, CA 92337



Front

Sales Photos

S1 14243 Long View Dr
Fontana, CA 92337



Front

S2 14208 Long View Drive
Fontana, CA 92337



Front

S3 14174 Long View Dr
Fontana, CA 92337



Front

ClearMaps Addendum

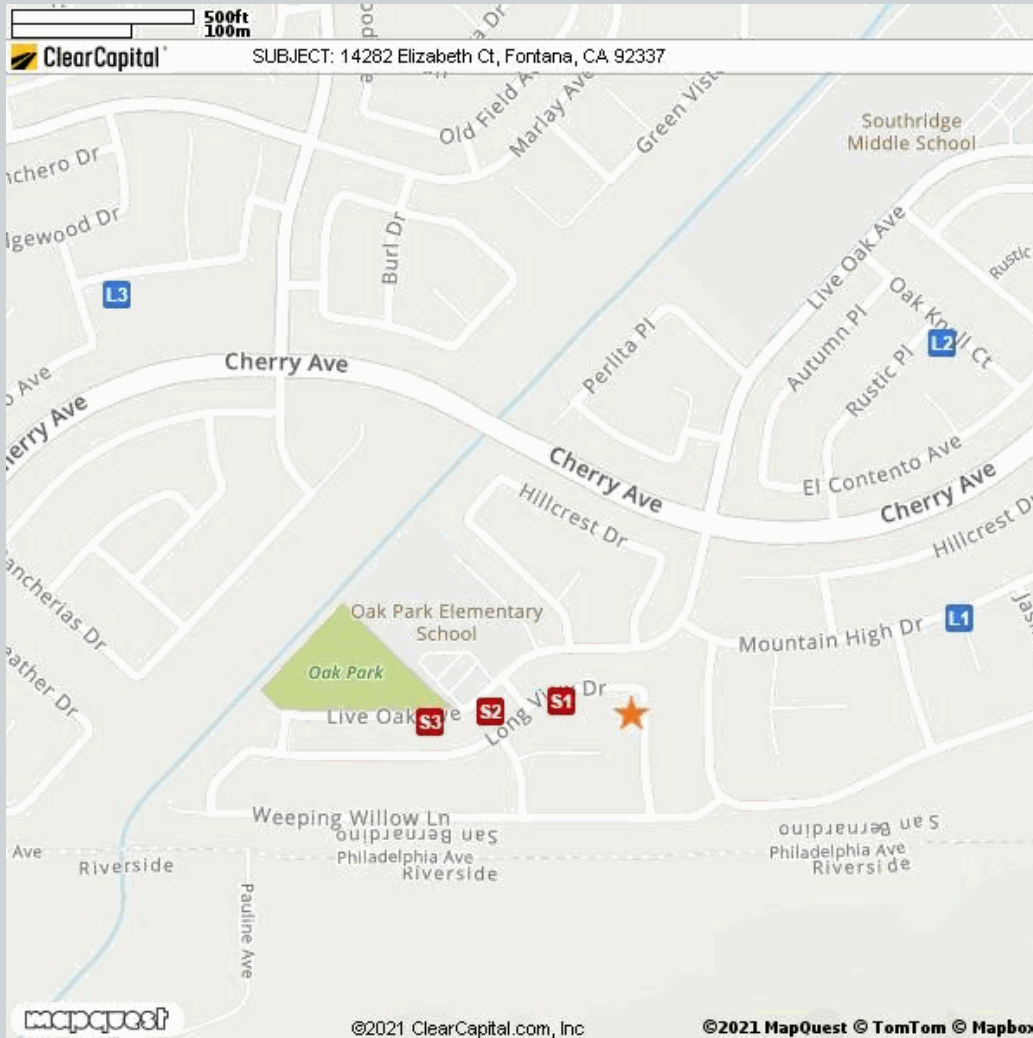
Address ★ 14282 Elizabeth Court, Fontana, CA 92337

Loan Number 41684

Suggested List \$415,000

Suggested Repaired \$415,000

Sale \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14282 Elizabeth Court, Fontana, CA 92337	--	Parcel Match
L1 Listing 1	11974 Mangrove Ct, Fontana, CA 92337	0.25 Miles ¹	Parcel Match
L2 Listing 2	11795 Rustic Pl, Fontana, CA 92337	0.35 Miles ¹	Parcel Match
L3 Listing 3	11799 Oakwood Dr, Fontana, CA 92337	0.47 Miles ¹	Parcel Match
S1 Sold 1	14243 Long View Dr, Fontana, CA 92337	0.05 Miles ¹	Parcel Match
S2 Sold 2	14208 Long View Drive, Fontana, CA 92337	0.09 Miles ¹	Parcel Match
S3 Sold 3	14174 Long View Dr, Fontana, CA 92337	0.14 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	5.47 miles	Date Signed	03/07/2021

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.