

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	905 Myrtle Avenue, Big Bear City, CA 92314	Order ID	8629267	Property ID	33935114
Inspection Date	02/22/2023	Date of Report	02/23/2023		
Loan Number	52600	APN	0313-102-10		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	02.22.23 BPO Request	Tracking ID 1	02.22.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Wildomar Rental Properties Inc	Condition Comments	
R. E. Taxes	\$3,963	Home looks to be in average condition, some landscaping, level entry, comp roof, covered front porch, fenced back yard	
Assessed Value	\$278,563		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Signs on the front door, do not entry)			
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	Rural	Neighborhood Comments	
Local Economy	Stable	Each home is custom built giving them different lot sizes, year built, design along with sq ft, no tract homes. Use of the public lake for boating-fishing and swimming, 2 ski slopes, zoo. Need to travel an hour and half to do shopping.	
Sales Prices in this Neighborhood	Low: \$385,000 High: \$600,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	905 Myrtle Avenue	236 Greenspot Blvd	42584 Falcon Ave	277 Greenspot
City, State	Big Bear City, CA	Big Bear City, CA	Big Bear Lake, CA	Big Bear City, CA
Zip Code	92314	92314	92315	92314
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.66 ¹	2.32 ¹	1.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$549,900	\$625,000	\$555,000
List Price \$	--	\$535,000	\$599,900	\$479,900
Original List Date		07/27/2022	12/09/2022	11/13/2022
DOM · Cumulative DOM	-- · --	211 · 211	74 · 76	84 · 102
Age (# of years)	23	43	21	17
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories conventional	2 Stories conventional	1 Story conventional	1 Story conventional
# Units	1	1	1	1
Living Sq. Feet	1,487	1,440	1,540	1,344
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 3
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	None	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.17 acres	0.16 acres	0.19 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* Listing 3 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.

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

Listing 1 Close in sq ft, comp roof, deck, fenced back yad, rv parking, wall furnace, some landscaping, eat in kitchen

Listing 2 Larger in sq ft, fenced yard, fireplace in living room, master bedroom, eat in kitchen, comp roof

Listing 3 Inferior in sq ft, master bedroom, fenced yard, eat in kitchen, covered porch, formal entry, carpet and vinyl floors

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	905 Myrtle Avenue	913 Mount Double Dr	1037 White Mountain	224 E Cinderella
City, State	Big Bear City, CA	Big Bear City, CA	Big Bear City, CA	Big Bear City, CA
Zip Code	92314	92314	92314	92314
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.60 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$479,900	\$575,000	\$399,000
List Price \$	--	\$479,900	\$519,900	\$399,000
Sale Price \$	--	\$479,000	\$515,000	\$410,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/21/2023	11/22/2022	11/15/2022
DOM · Cumulative DOM	-- · --	12 · 45	65 · 92	3 · 52
Age (# of years)	23	45	39	43
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories conventional	2 Stories Conventional	1 Story Conventional	1 Story Conventional
# Units	1	1	1	1
Living Sq. Feet	1,487	1,456	1,456	1,568
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.20 acres	0.21 acres	0.14 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	-\$9,000	+\$3,000	+\$2,000
Adjusted Price	--	\$470,000	\$518,000	\$412,000

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Close in sq ft, covered front porch, breakfast counter, dining room, comp roof, fenced back yard, vaulted ceilings

Sold 2 Close in sq ft, breakfast counter, beamed ceilings, dining area, laundry area, some landscpaing, on a cul de sac

Sold 3 Superior in sq ft, beamed ceilings, rock fireplace in living room master bedroom, comp roof, fenced back yard

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last time on market was 05/11/2019 and sold for \$319,900.			
Listing Agent Name				Looks like the property will be going to auction			
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	\$470,000	\$470,000
Sales Price	\$465,000	\$465,000
30 Day Price	\$460,000	--
Comments Regarding Pricing Strategy		
List home on lower end of comps for a quicker sale. Since interest rates have gone up home prices are coming down and homes are staying on the market longer		

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.
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Subject Photos



Front



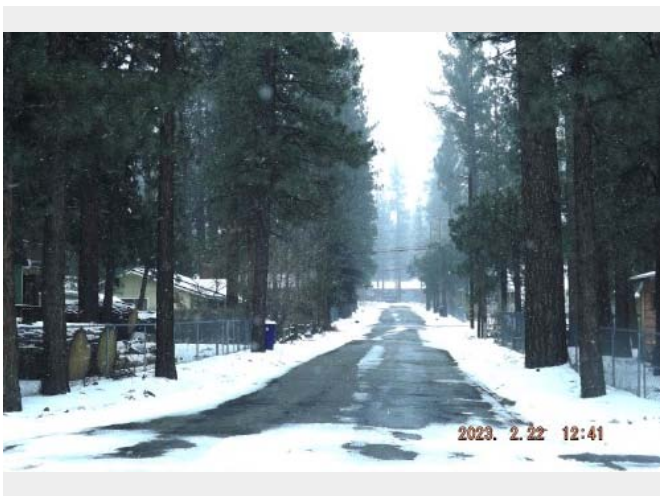
Address Verification



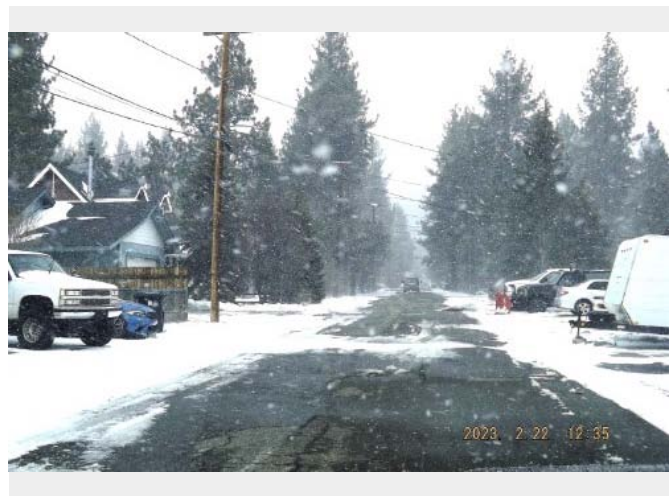
Side



Side

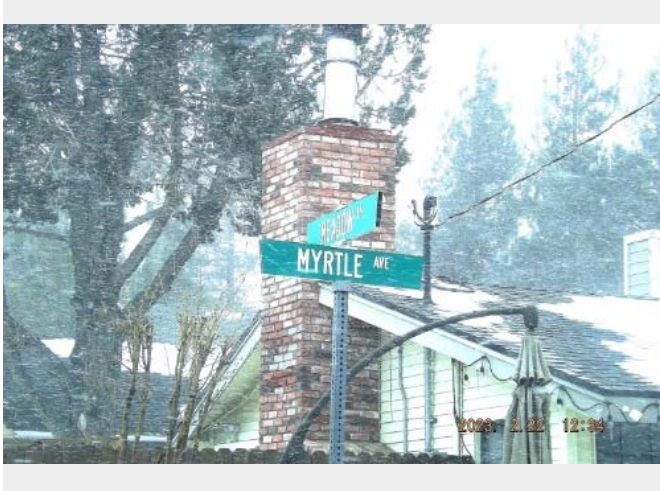


Street



Street

Subject Photos



Other



Other

Listing Photos

L1 236 Greenspot Blvd
Big Bear City, CA 92314



Front

L2 42584 Falcon Ave
Big Bear Lake, CA 92315



Front

L3 277 Greenspot
Big Bear City, CA 92314



Front

Sales Photos

S1 913 Mount Double Dr
Big Bear City, CA 92314



Front

S2 1037 White Mountain
Big Bear City, CA 92314



Front

S3 224 E Cinderella
Big Bear City, CA 92314



Front

ClearMaps Addendum

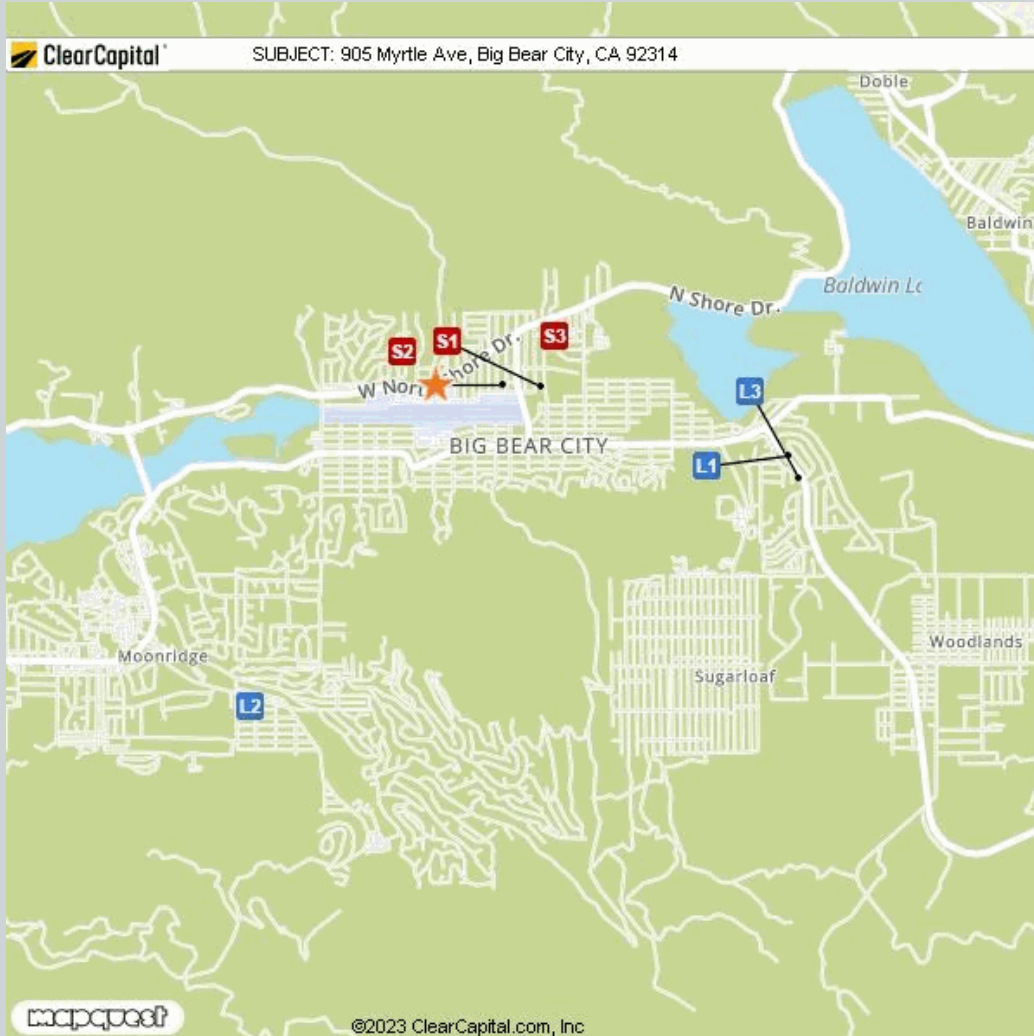
Address ★ 905 Myrtle Avenue, Big Bear City, CA 92314

Loan Number 52600

Suggested List \$470,000

Suggested Repaired \$470,000

Sale \$465,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	905 Myrtle Avenue, Big Bear City, Ca 92314	--	Parcel Match
L1 Listing 1	236 Greenspot Blvd, Big Bear City, CA 92314	1.66 Miles ¹	Parcel Match
L2 Listing 2	42584 Falcon Ave, Big Bear Lake, CA 92315	2.32 Miles ¹	Parcel Match
L3 Listing 3	277 Greenspot, Big Bear City, CA 92314	1.76 Miles ¹	Parcel Match
S1 Sold 1	913 Mount Double Dr, Big Bear City, CA 92314	0.22 Miles ¹	Parcel Match
S2 Sold 2	1037 White Mountain, Big Bear City, CA 92314	0.60 Miles ¹	Parcel Match
S3 Sold 3	224 E Cinderella, Big Bear City, CA 92314	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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Victoria Wickersham	Company/Brokerage	RE/MAX Lakeside
License No	01219295	Address	427 KLAMATH DR Lake Arrowhead CA 92352
License Expiration	02/02/2025	License State	CA
Phone	9097549881	Email	vickiwickersham@hotmail.com
Broker Distance to Subject	19.07 miles	Date Signed	02/23/2023

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.