

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	15374 Little Beaver Street, Victorville, CA 92395	Order ID	8636495	Property ID	33949811
Inspection Date	02/28/2023	Date of Report	02/28/2023		
Loan Number	52642	APN	3093-311-08-0000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	02.28.23 BPO Request	Tracking ID 1	02.28.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Peterson, Michael	Subject property is smaller, middle aged SFR in older semi-rural area in the very southern part of Victorville. Is currently vacant, secured. Property preservation notice posted in front window. Lot is fully fenced, some trees. Areas of yard are overgrown with weeds due to recent heavy rains. Comp shingle roof appears newer & in good condition. Since last purchase in 2017 exterior stucco surfaces have been painted a dark gray. All front windows have a fogged appearance, implying that dual pane seal may be compromised-no estimate proved for repair/replacement as not 100% sure there is an issue. Original attached garage was converted to GLA at some point & there is now a detached garage. Aerial view shows rear covered patio.
R. E. Taxes	\$2,199	
Assessed Value	\$180,453	
Zoning Classification	R1-one SFR per lot	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(all windows, doors appear intact, closed, 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		Neighborhood Comments
Location Type	Rural	Older semi-rural area in the central & southern part of Victorville. The majority of homes in this area are small to mid sized, single story, mostly built in the 70's-90's. Some older homes from the 50's, 60's through out the area, along with some newer as well as larger homes. The majority of this area is made up of semi-rural, non-tract housing with some more densely developed tracts scattered through the area as well. This is a good commuter location with major commuting route less than 1 mile away. Several schools are within a 2 mile radius. Moderate sized shopping areas, restaurants, etc....
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$189,000 High: \$485,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Older semi-rural area in the central & southern part of Victorville. The majority of homes in this area are small to mid sized, single story, mostly built in the 70's-90's. Some older homes from the 50's, 60's through out the area, along with some newer as well as larger homes. The majority of this area is made up of semi-rural, non-tract housing with some more densely developed tracts scattered through the area as well. This is a good commuter location with major commuting route less than 1 mile away. Several schools are within a 2 mile radius. Moderate sized shopping areas, restaurants, etc. are within close proximity. Large regional shopping center is about 1.5 mile away.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	15374 Little Beaver Street	15530 Sitting Bull St.	12420 7th Ave.	12589 Sunny Vista Ave.
City, State	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92395	92395	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.99 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$334,888	\$379,000	\$399,900
List Price \$	--	\$334,888	\$369,000	\$380,000
Original List Date		12/15/2022	05/30/2022	06/07/2022
DOM · Cumulative DOM	-- · --	75 · 75	270 · 274	102 · 266
Age (# of years)	39	39	40	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	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	1,340	1,202	1,400	1,334
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	5	6	5
Garage (Style/Stalls)	Detached 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
Lot Size	.54 acres	.46 acres	.54 acres	.52 acres
Other	fence, comp roof, patio	fence, comp roof, porch	fence, comp roof, porch	fence, comp roof, patio

* 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** Regular resale in same immediate market area. Smaller SF, similar age, BR/BA count, garage spaces. Smaller lot-still typical for the area, adjusted at about \$5000 per acre. Fully fenced & x-fenced lot, some trees, shrubs, no other landscaping. Small porch at entry. Currently in escrow.
- Listing 2** Regular resale in same market area. Slightly busy street location. Slightly larger SF, similar age, features, room count, lot size, garage spaces. Fully fenced lot, rockscaped yard areas, trees, shrubs. Front porch. Rear enclosed patio. Currently in escrow.
- Listing 3** Regular resale in same immediate area. Similar size age, exterior style, features, BR/BA count, lot size, garage spaces. Fenced & x-fenced lot, rockscaped yard areas, trees, shrubs. Rear covered patio. Inground pool with concrete decking & safety fence. Many interior features updated but not a current remodel. Currently in escrow.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15374 Little Beaver Street	12505 Geronimo Ave.	12426 Sunny Vista Ave.	15427 Lindero St.
City, State	Victorville, CA	Victorville, CA	Victorville, CA	Victorville, CA
Zip Code	92395	92395	92395	92395
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.45 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$330,000	\$340,000	\$365,000
List Price \$	--	\$330,000	\$340,000	\$365,000
Sale Price \$	--	\$340,000	\$351,000	\$400,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	12/27/2022	12/02/2022	10/06/2022
DOM · Cumulative DOM	-- · --	11 · 61	8 · 57	5 · 35
Age (# of years)	39	42	45	37
Condition	Average	Average	Good	Good
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,340	1,328	1,334	1,322
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	Detached 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	.54 acres	.41 acres	.41 acres	.65 acres
Other	fence, comp roof, patio	fence, comp roof, patio, landscap	fence, comp roof	fence, comp roof, patio
Net Adjustment	--	-\$8,550	-\$15,670	-\$11,600
Adjusted Price	--	\$331,450	\$335,330	\$388,400

* 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** Regular resale in same market area. Similar size, age, room count, garage spaces. Smaller lot-still typical for the area. Fenced & x-fenced lot, landscaped yard areas, trees, shrubs. Rear covered patio. Extra exterior concrete work, walkways. 2 storage sheds. Adjusted for concessions paid (-\$8000), superior yard condition (-\$1500) & offset by smaller SF (+\$300), smaller SF (+\$650).
- Sold 2** Regular resale in same market area. Older age, within 6 years of subject age, no adjustment. Similar size, exterior style, features, room count, garage spaces. Smaller lot-still typical for the area. Fully fenced lot, trees, shrubs, no other landscaping. Interior is rehabbed with new paint, flooring, fixtures, updated kitchen & bath features. New exterior paint also. Adjusted for concessions paid (-\$10470), rehabbed condition (-\$7500) & offset by smaller lot (+\$650), smaller SF (+\$150), no porch/patio (+\$1500).
- Sold 3** Regular resale in same market area. Similar size, age, features, BR/BA count, garage spaces. Larger lot-still typical for the area. Fenced back yard, some rockscaped front yard areas with landscaping curbing, some trees. Front porch, rear covered patio. Interior remodeled including paint, flooring, fixtures, updated kitchen & bath features. Adjusted for concessions paid (-\$4000), rehabbed condition (-\$7500), larger lot (-\$550) & offset by smaller SF (+\$450).

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	\$362,000	\$362,000
Sales Price	\$359,000	\$359,000
30 Day Price	\$339,000	--
Comments Regarding Pricing Strategy		
<p>Search was expanded to include this whole large semi-rural market area in order to find best comps & to try & bracket all of subject features. Every effort made to find/use comps with as close proximity as possible. In this case all of the comps are within 1 mile & most are within 1/2 mile. The market is still very strong on properties in this value range & all of the current active comparable listings within 1 mile of subject are currently in escrow, showing a strengthening market. There still is a lot of inventory & DOM stats on current listings are higher than on the closed sales. Many sellers are offering concessions to buyers-note that all 3 sold comps had concessions paid. The active comps were given equal weight as all are in escrow & do support the indicated value.</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



Front



Address Verification



Side



Street



Other

Subject Photos



Other



Other

Listing Photos

L1 15530 Sitting Bull St.
Victorville, CA 92395



Front

L2 12420 7th Ave.
Victorville, CA 92395



Front

L3 12589 Sunny Vista Ave.
Victorville, CA 92395



Front

Sales Photos

S1 12505 Geronimo Ave.
Victorville, CA 92395



Front

S2 12426 Sunny Vista Ave.
Victorville, CA 92395



Front

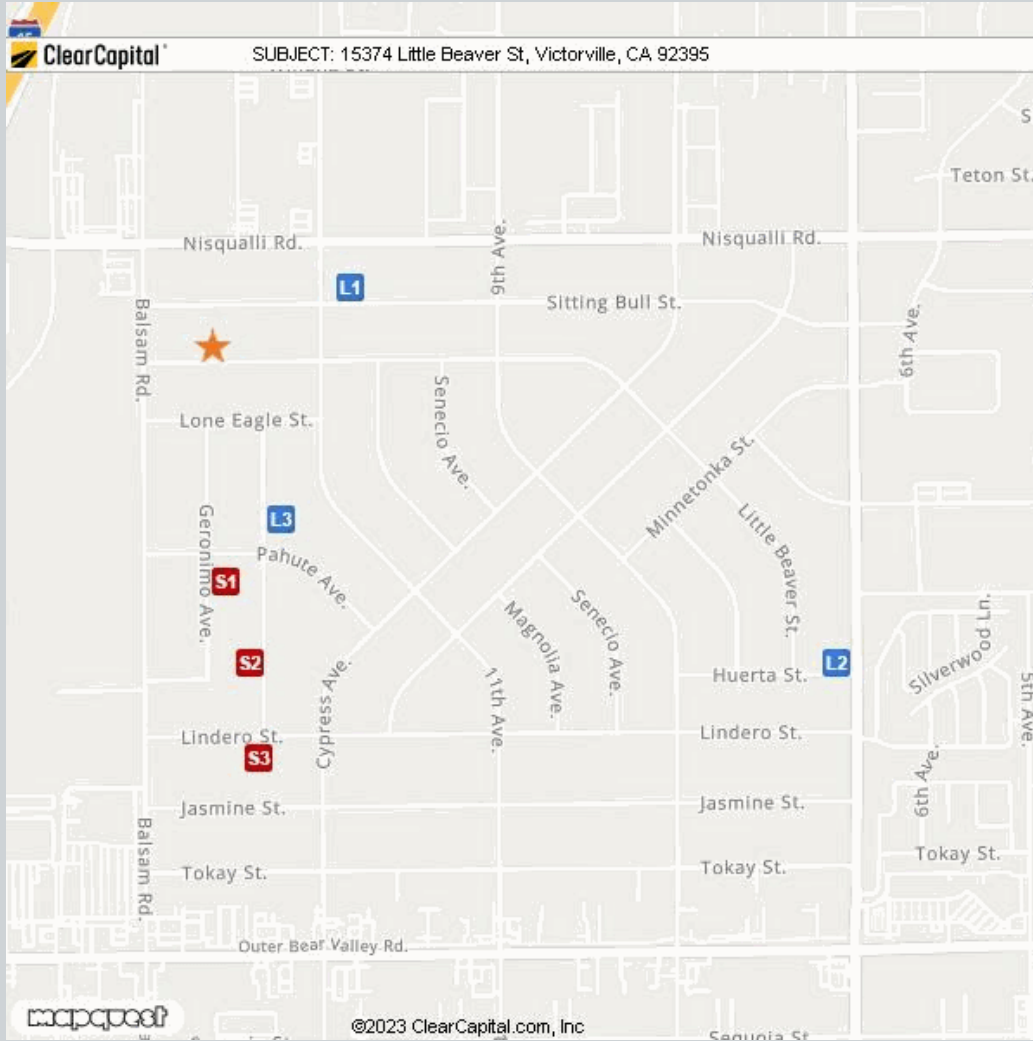
S3 15427 Lindero St.
Victorville, CA 92395



Front

ClearMaps Addendum

Address ★ 15374 Little Beaver Street, Victorville, CA 92395
Loan Number 52642 **Suggested List** \$362,000 **Suggested Repaired** \$362,000 **Sale** \$359,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15374 Little Beaver Street, Victorville, CA 92395	--	Parcel Match
L1 Listing 1	15530 Sitting Bull St., Victorville, CA 92395	0.21 Miles ¹	Parcel Match
L2 Listing 2	12420 7th Ave., Victorville, CA 92395	0.99 Miles ¹	Parcel Match
L3 Listing 3	12589 Sunny Vista Ave., Victorville, CA 92395	0.26 Miles ¹	Parcel Match
S1 Sold 1	12505 Geronimo Ave., Victorville, CA 92395	0.33 Miles ¹	Parcel Match
S2 Sold 2	12426 Sunny Vista Ave., Victorville, CA 92395	0.45 Miles ¹	Parcel Match
S3 Sold 3	15427 Lindero St., Victorville, CA 92395	0.58 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Teri Ann Bragger	Company/Brokerage	First Team Real Estate
License No	00939550	Address	15545 Bear Valley Rd. Hesperia CA 92345
License Expiration	10/09/2026	License State	CA
Phone	7609000529	Email	teribragger@firstteam.com
Broker Distance to Subject	0.92 miles	Date Signed	02/28/2023

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.