

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	17469 Buckthorn Avenue, Hesperia, CA 92345	Order ID	8636495	Property ID	33949926
Inspection Date	02/28/2023	Date of Report	02/28/2023		
Loan Number	52664	APN	398232320000		
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	Robert Ross	house appears to be maintained but there is a junk car in front of house that has been there for months and 2 dead trees which have been down as well, neither worked on or removed
R. E. Taxes	\$2,238	
Assessed Value	\$165,425	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(property appears to be locked up, no signs of vandalism. but no sign of life either.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,800	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,800	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	market was very hot here but has cooled with the inflationary economy and rising interest rates. Homes still sell well if they are in good condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$339,000 High: \$465,000	
Market for this type of property	Decreased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	17469 Buckthorn Avenue	17433 Sultana St	9026 Avocado Ave	9002 Grapefruit Ave
City, State	Hesperia, CA	Hesperia, CA	Hesperia, CA	Hesperia, CA
Zip Code	92345	92345	92345	92345
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.73 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$420,000	\$450,000	\$465,000
List Price \$	--	\$430,000	\$450,000	\$465,000
Original List Date		01/12/2023	02/21/2023	02/01/2023
DOM · Cumulative DOM	-- · --	20 · 47	7 · 7	27 · 27
Age (# of years)	45	44	37	35
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Golf Course	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
View	Beneficial ; Golf Course	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,710	1,795	1,650	1,866
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 4 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	.26 acres	.63 acres	.4316 acres	.4316 acres
Other	golf course lot	mountain views	above ground pool	on the Mesa area

* 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.

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

Listing 1 very close to high school, not far for shopping or to golf course

Listing 2 above ground pool stays with property, large detached workshop

Listing 3 All homes are in the area called the Mesa. A bit larger home for added value.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	17469 Buckthorn Avenue	17433 Sultana St	9246 Timberlane	8015 Kingston Ave
City, State	Hesperia, CA	Hesperia, CA	Hesperia, CA	Hesperia, CA
Zip Code	92345	92345	92345	92345
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.89 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,000	\$465,000	\$425,000
List Price \$	--	\$339,000	\$465,000	\$425,000
Sale Price \$	--	\$317,500	\$470,000	\$400,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	11/30/2022	12/05/2022	11/01/2022
DOM · Cumulative DOM	-- · --	19 · 34	26 · 59	52 · 64
Age (# of years)	45	44	48	39
Condition	Average	Fair	Average	Average
Sales Type	--	Investor	Fair Market Value	Fair Market Value
Location	Beneficial ; Golf Course	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
View	Beneficial ; Golf Course	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story ranch	1 Story ranch	1 Story RANCH	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,710	1,795	1,736	1,912
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	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	--
Lot Size	.26 acres	.63 acres	.45 acres	.436 acres
Other	golf course lot	needs repairs	LARGE DETACHED SHOP	a bit larger home
Net Adjustment	--	+\$75,000	-\$65,000	\$0
Adjusted Price	--	\$392,500	\$405,000	\$400,000

* 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.

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

Sold 1 house needs some repairs but appears to be solid. same Mesa area. Desired area for move up buyers

Sold 2 LARGE INGROUND POOL and shop for added value. fenced lot

Sold 3 same mesa area. good location

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			last listing was in 2001				
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	\$425,000	\$427,000
Sales Price	\$405,000	\$407,000
30 Day Price	\$400,000	--
Comments Regarding Pricing Strategy		
price to sell quickly as market is fading with high interest rates. Advantage is that lot backs to golf course.		

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

Listing Photos

L1 17433 Sultana St
Hesperia, CA 92345



Front

L2 9026 Avocado Ave
Hesperia, CA 92345



Side

L3 9002 Grapefruit Ave
Hesperia, CA 92345



Front

Sales Photos

S1 17433 Sultana St
Hesperia, CA 92345



Front

S2 9246 Timberlane
Hesperia, CA 92345



Front

S3 8015 Kingston Ave
Hesperia, CA 92345



Front

ClearMaps Addendum

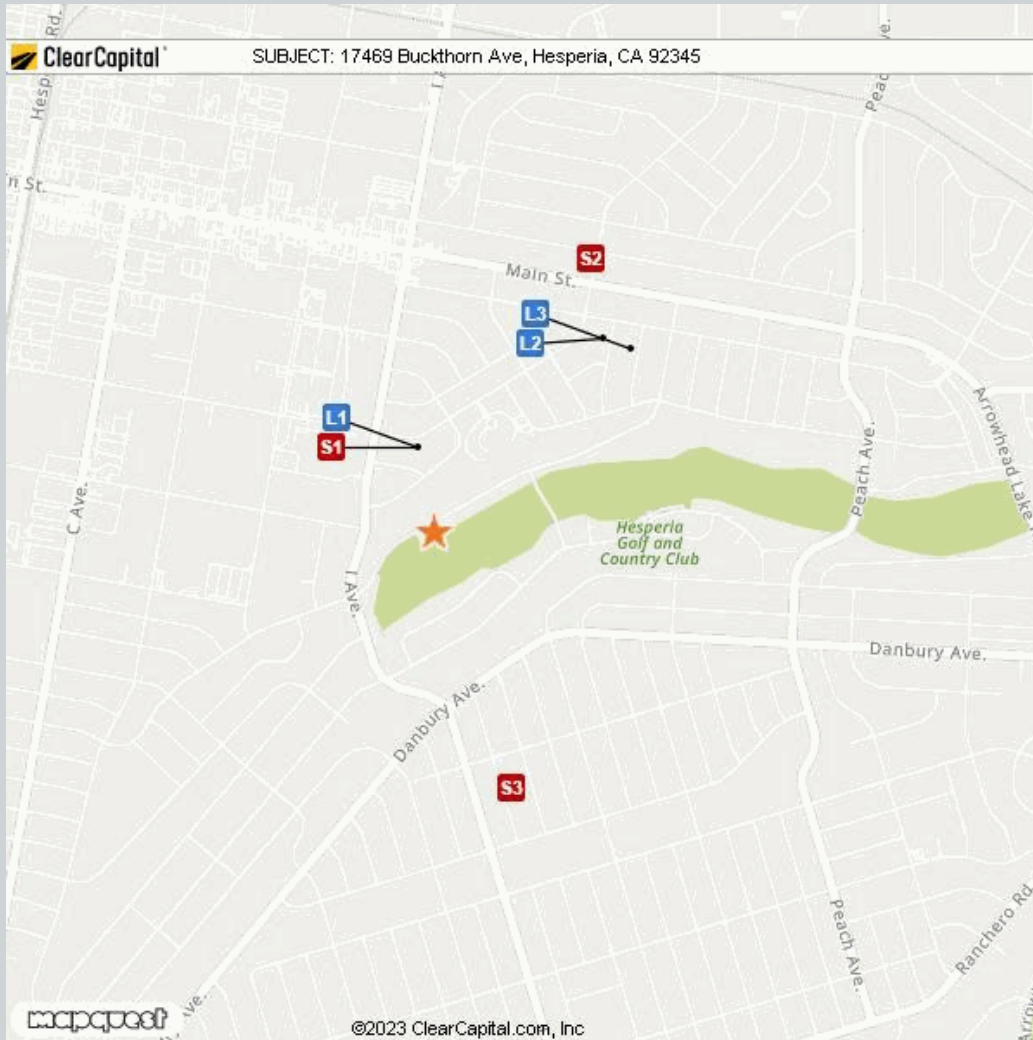
Address ★ 17469 Buckthorn Avenue, Hesperia, CA 92345

Loan Number 52664

Suggested List \$425,000

Suggested Repaired \$427,000

Sale \$405,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17469 Buckthorn Avenue, Hesperia, CA 92345	--	Parcel Match
L1 Listing 1	17433 Sultana St, Hesperia, CA 92345	0.24 Miles ¹	Parcel Match
L2 Listing 2	9026 Avocado Ave, Hesperia, CA 92345	0.73 Miles ¹	Parcel Match
L3 Listing 3	9002 Grapefruit Ave, Hesperia, CA 92345	0.76 Miles ¹	Parcel Match
S1 Sold 1	17433 Sultana St, Hesperia, CA 92345	0.24 Miles ¹	Parcel Match
S2 Sold 2	9246 Timberlane, Hesperia, CA 92345	0.89 Miles ¹	Parcel Match
S3 Sold 3	8015 Kingston Ave, Hesperia, CA 92345	0.76 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	Dawna Barnes	Company/Brokerage	Barnes Real Estate
License No	01055271	Address	24218 Ocotillo Way Apple Valley CA 92308
License Expiration	11/28/2026	License State	CA
Phone	7609637711	Email	dawnabagt@msn.com
Broker Distance to Subject	8.51 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.