

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	1442 N Elderberry Avenue, Ontario, CA 91762	Order ID	8917160	Property ID	34568034
Inspection Date	09/09/2023	Date of Report	09/11/2023		
Loan Number	52946	APN	1008443120000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	09.07 Citi-CS Update	Tracking ID 1	09.07 Citi-CS Update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments	
R. E. Taxes	\$3,255	<p>The subject is an attached interior two story condo with stucco siding and a composition shingle roof. There is a vinyl fenced rear patio and a 2DG with a metal roll-up garage door. Has forced air heating and central air. The exterior paint, siding, roof, and windows appear satisfactory. Has a dented garage door (\$500). There are no known health or safety issues present.</p>	
Assessed Value	\$297,472		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$500		
HOA	Carefree Ontario		
Association Fees	\$425 / Month (Pool,Landscaping,Insurance,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>The subject is located in a condo complex of units similar in age, size, type and quality of construction. There are apartment buildings and other condos outside the complex. There are no board-ups or burnouts in the area. It is 2 block to shopping and a city park, .3 mi to an elementary school, and .4 mi to freeway access. Current values are similar to values 6 months ago. Some concessions are not uncommon and distressed sale properties are a minor share of the market, with no impact on neighborhood values.</p>	
Sales Prices in this Neighborhood	Low: \$359400 High: \$550000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1442 N Elderberry Avenue	1150 W. Phillips St #120	1309 W. Mission Blvd #80	859 S. Mountain Ave
City, State	Ontario, CA	Ontario, CA	Ontario, CA	Ontario, CA
Zip Code	91762	91762	91762	91762
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.42 ¹	2.08 ¹	2.10 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$425,000	\$419,000	\$460,000
List Price \$	--	\$425,000	\$399,000	\$460,000
Original List Date		08/21/2023	07/31/2023	08/13/2023
DOM · Cumulative DOM	-- · --	20 · 21	13 · 42	5 · 29
Age (# of years)	45	36	35	44
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	1 Story Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,243	956	949	1,332
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	3 · 2	2 · 2 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	Patio	Patio	Patio	Patio

* 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 Has smaller GLA, slightly newer construction, and similar parking. There are interior window shutters, a remodeled kitchen, upgraded baths, newer flooring and paint, recessed lighting.

Listing 2 Has smaller GLA, newer construction, and inferior open parking. There are granite kitchen countertops, white appliances, dated florescent lighting, laminate flooring, and no bath or window upgrades.

Listing 3 Has slightly larger GLA, similar parking and year built. There are granite kitchen countertops, s/s appliances, recessed lighting, no bath, flooring, or window upgrades.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1442 N Elderberry Avenue	1328 N Elderberry Ave	1351 N. Elderberry Ave	1159 W. Princeton St #A
City, State	Ontario, CA	Ontario, CA	Ontario, CA	Ontario, CA
Zip Code	91762	91762	91762	91762
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.16 ¹	0.37 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$419,999	\$410,000	\$425,000
List Price \$	--	\$419,999	\$410,000	\$399,999
Sale Price \$	--	\$446,000	\$425,000	\$415,000
Type of Financing	--	Fha	Fha	Conv
Date of Sale	--	04/24/2023	04/19/2023	03/28/2023
DOM · Cumulative DOM	-- · --	12 · 55	7 · 41	11 · 36
Age (# of years)	45	47	45	45
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,243	1,176	1,012	1,364
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	2 · 1 · 1	4 · 2 · 1
Total Room #	5	4	4	7
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	Patio	Patio	Patio	Patio
Net Adjustment	--	-\$30,000	+\$21,600	-\$6,100
Adjusted Price	--	\$416,000	\$446,600	\$408,900

* 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** Has similar GLA, garage, and year built. There is new paint, flooring, baseboards, recessed lighting, upgraded kitchen, interior window shutters, and HVAC. Adj: condition -30k
- Sold 2** Has smaller GLA and garage, similar year built. There are ceramic tile kitchen countertops, s/s appliances, painted wood cabinets, no bath, flooring, lighting, or window upgrades. Adj: GLA +11,600, baths +5k, garage +5k.
- Sold 3** Has larger GLA, similar garage and year built. There are granite kitchen and bath countertops, white appliances, dated florescent lighting, non-neutral paint, and no bath, flooring, or window upgrades. Adj: GLA -6100, concessions -15k.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There has been no MLS activity for the subject since 2017. It last sold on 04/04/2017 for \$272,000.			
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	\$426,000
Sales Price	\$415,000	\$416,000
30 Day Price	\$405,000	--
Comments Regarding Pricing Strategy		
<p>The search parameter for comparables were: 943-1543 sq., ft, back 6 months, and throughout the subject zip code. The 3 month sale date guideline was exceeded and the search expanded due to a lack of more proximate, similar condo listings and recent sales. The subject and all comparables are located in the Chaffey Union school district, and are on public utilities. Information regarding the subject is from tax records, previous MLS entry, and broker observation.</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



Back



Street



Garage

Subject Photos



Other

Listing Photos

L1 1150 W. Phillips St #120
Ontario, CA 91762



Front

L2 1309 W. Mission Blvd #80
Ontario, CA 91762



Front

L3 859 S. Mountain Ave
Ontario, CA 91762



Front

Sales Photos

S1 1328 N Elderberry Ave
Ontario, CA 91762



Front

S2 1351 N. Elderberry Ave
Ontario, CA 91762



Front

S3 1159 W. Princeton St #A
Ontario, CA 91762



Front

ClearMaps Addendum

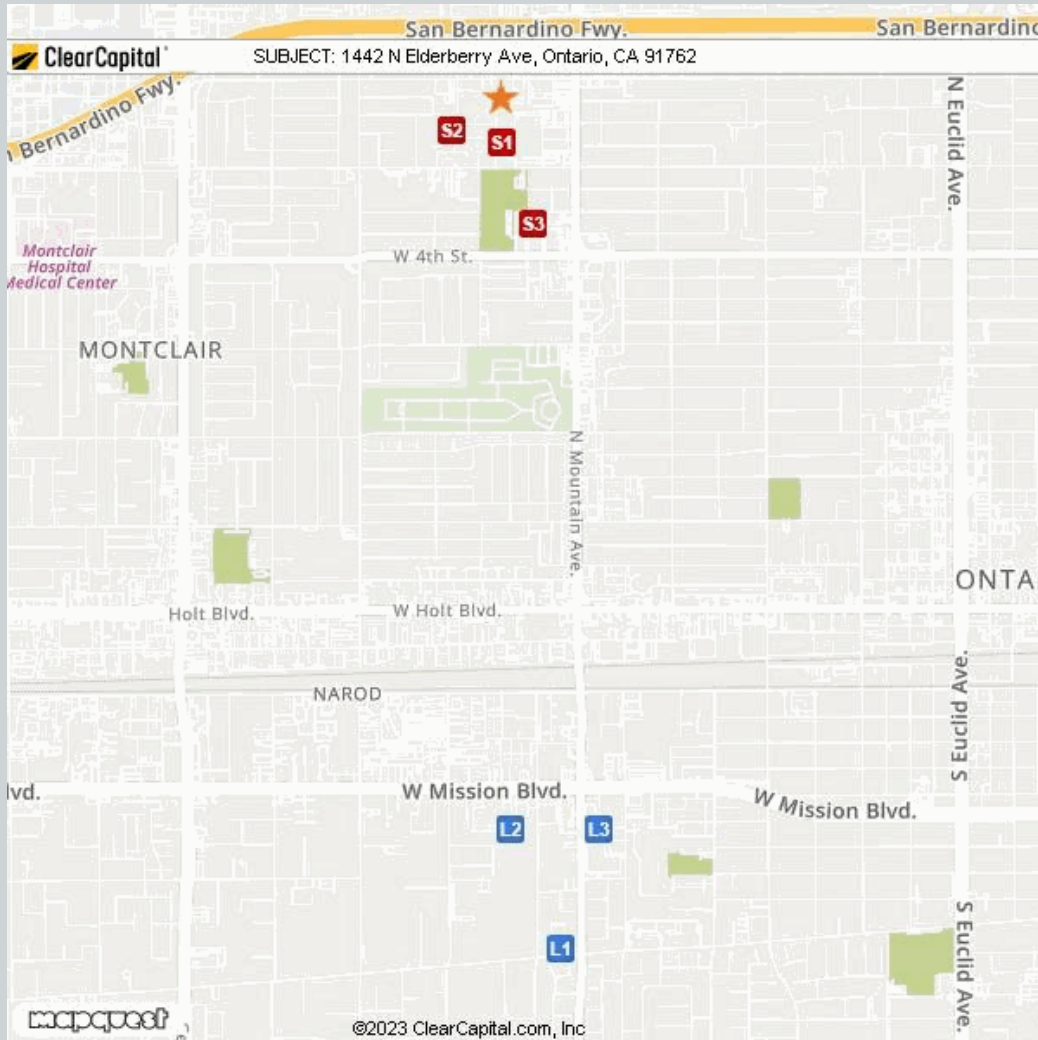
Address ★ 1442 N Elderberry Avenue, Ontario, CA 91762

Loan Number 52946

Suggested List \$425,000

Suggested Repaired \$426,000

Sale \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1442 N Elderberry Avenue, Ontario, CA 91762	--	Parcel Match
L1 Listing 1	1150 W. Phillips St #120, Ontario, CA 91762	2.42 Miles ¹	Parcel Match
L2 Listing 2	1309 W. Mission Blvd #80, Ontario, CA 91762	2.08 Miles ¹	Parcel Match
L3 Listing 3	859 S. Mountain Ave, Ontario, CA 91762	2.10 Miles ¹	Parcel Match
S1 Sold 1	1328 N Elderberry Ave, Ontario, CA 91762	0.13 Miles ¹	Parcel Match
S2 Sold 2	1351 N. Elderberry Ave, Ontario, CA 91762	0.16 Miles ¹	Parcel Match
S3 Sold 3	1159 W. Princeton St #A, Ontario, CA 91762	0.37 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	Phyllis Staton	Company/Brokerage	Phyllis Staton
License No	01005501	Address	9160 La Ronda St Rancho Cucamonga CA 91701
License Expiration	07/29/2027	License State	CA
Phone	9097174169	Email	NationwideAVM@gmail.com
Broker Distance to Subject	4.83 miles	Date Signed	09/11/2023

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.