

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	1532 Paloma Street, Barstow, CALIFORNIA 92311	Order ID	8771904	Property ID	34242504
Inspection Date	06/07/2023	Date of Report	06/08/2023		
Loan Number	53344	APN	0183511190000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	06.06.23 BPO Request	Tracking ID 1	06.06.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JIMMY LEE GARDNER	Condition Comments	
R. E. Taxes	\$1,506	From the exterior no major repairs appeared to be needed. Wear and tear consistent with the age of the home. At time of inspection property appeared to be vacant, yet secured and maintained on a regular basis. No indication of items or issues that would significantly impact resale value or restrict financing options.	
Assessed Value	\$130,353		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Doors were locked and present. All windows present. No sign of unauthorized access.)			
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	In recent months values are stayed relatively stable or decreased slightly due to an increase in inventory and some buyers leaving the market due to higher interest rates. Demand remains steady in the area but with seller competition increasing it is important for competing sellers to be priced and positioned correctly versus other sellers on the market.	
Sales Prices in this Neighborhood	Low: \$148000 High: \$301000		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1532 Paloma Street	1901 Sunrise Rd	1321 Mirage Dr	1340 Monterey Ave
City, State	Barstow, CALIFORNIA	Barstow, CA	Barstow, CA	Barstow, CA
Zip Code	92311	92311	92311	92311
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.81 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$229,000	\$249,000	\$254,000
List Price \$	--	\$229,000	\$249,900	\$254,000
Original List Date		04/27/2023	04/14/2023	04/26/2023
DOM · Cumulative DOM	-- · --	42 · 42	55 · 55	43 · 43
Age (# of years)	60	64	66	68
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	2 Stories Modern Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame
# Units	1	1	1	1
Living Sq. Feet	1,324	1,211	1,366	1,350
Bdrm · Bths · ½ Bths	3 · 1 · 1	4 · 1	3 · 2	4 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.14 acres	0.28 acres	0.23 acres
Other	N, A	N, A	N, A	N, A

* 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 COMMENTS: "Beautiful Home in Barstow! This single story, 4 bed, 1 bath home has a lot to offer with plenty of space. The 3 original bedrooms are generously sized and the converted garage offers an oversized optional 4th bedroom or additional living space. In addition, this home offers new interior paint, new carpet and flooring, new bathroom fixtures, central air, swamp cooler, plenty of hallway storage, ramp entry, nice sized backyard with shed (equipped with electrical and concrete walkway) a gazebo, and great curb appeal. Not to mention all of the nearby amenities, there is a new Walmart shopping center less than 2 blocks away, it offers establishments like Panda Express, Jack in the Box, AT&T, Verizon, Metro by T-Mobile, GameStop, Great Clips, and EV Charging Stations. Close to freeways and the famously known Barstow Outlets. You can't miss this great opportunity to call this home! "
- Listing 2** MLS COMMENTS: " Great home located on a cul-de-sac. 3 bedrooms two bath rooms and a great size back yard. This home is cute and cozy for sure. County records show just over 1,000 square feet of living space, but there is additional room that puts its over that. The kitchen is open and inviting. The windows have been updated to dual pane with a lifetime warranty. There is an over sized driveway enough for multiple vehicles and or even an RV. There is a 2 car detached garage. It has been used as a room for entertaining for many years but can easily be converted to a 2 car garage. The back yard is a great size with mature shade trees and separate areas for grass and or pets. What a great place with lots of space to make it your own. "
- Listing 3** MLS COMMENTS: "Welcome to beautiful Monterey Avenue! This quiet street is the definition of pride of ownership. We are nestled in the heart of Barstow with that Hometown feeling. We feature 4 bedrooms and 2 full baths. The 4th bedroom has a separate entrance from the rear of the home, a perfect location for a ADU. We are walking distance from Crestline Elementary School, Barstow Jr. High, Barstow Comm.College, and the I-15 on-ramp. This property has great bones, with lots of potential, it just needs some upgraded building materials to suit your needs. She won't last long, call your agent NOW! "

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1532 Paloma Street	1636 De Anza St	1609 Paloma St	1505 De Anza St
City, State	Barstow, CALIFORNIA	Barstow, CA	Barstow, CA	Barstow, CA
Zip Code	92311	92311	92311	92311
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.07 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$286,000	\$285,000
List Price \$	--	\$220,000	\$279,900	\$269,900
Sale Price \$	--	\$225,000	\$234,000	\$268,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	02/17/2023	12/29/2022	03/01/2023
DOM · Cumulative DOM	-- · --	36 · 36	134 · 134	85 · 85
Age (# of years)	60	61	60	60
Condition	Average	Average	Average	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	2 Stories Modern Wood Frame	1 Story Modern Wood Frame	2 Stories Modern Wood Frame	1 Story Modern Wood Frame
# Units	1	1	1	1
Living Sq. Feet	1,324	1,000	1,324	1,341
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1 · 1	3 · 2	3 · 2
Total Room #	7	7	7	7
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	0.19 acres	0.15 acres	0.16 acres	0.17 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	+\$15,700	\$0	-\$15,850
Adjusted Price	--	\$240,700	\$234,000	\$252,150

* 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** Adjustment made for age at +/- \$500 per year. Adjustment made for GLA at +/- \$50 per sf. MLS COMMENTS: "Turnkey single-story home with three bedrooms, and one and a half bathrooms. This home is conveniently located near grocery stores, local schools, and major highways. This home features a fresh coat of paint inside and out with updated flooring throughout. The living room has a built-in area for an entertainment system with a modern central ceiling fan. The kitchen is fitted with white shaker cabinets, Calcutta countertops, and stainless-steel appliances. The full bathroom has porcelain flooring, polished ceramic shower tiles, and updated fixtures. The en-suite half bathroom also has porcelain flooring and modern cabinetry. Two-car garage with an extended driveway. FHA and VA Approved! Make this home yours! "
- Sold 2** Identical match to subject. No need for adjustments. MLS COMMENTS: " Price Reduced. You do not want to miss this deal! This 3 bedroom 2 bath home has many upgrades and is move in ready. Freshly painted interior and exterior. Dual pane windows for energy efficiency. Kitchen features matching stainless steel double oven ,5 burner cooktop & Dishwasher. Bar area for casual sit down eating as well as large dining room for more formal seating. Spacious living room with fireplace, good sized bedrooms with lots of closet space. Master bedroom has its own bathroom with tiled shower. Ceiling fans throughout home, and updated laminate flooring. Home includes solar panels and unfinished storage area above garage. Private Back yard is completely fenced and has a screen covered patio. Parking in the double garage as well as the extra long driveway to accommodate all your parking needs. This home has so much to offer add it to your list of homes to view. "
- Sold 3** Adjustment made for condition at +/--\$15K per condition level. Adjustment made for GLA at +/- \$50 per sf. MLS COMMENTS: "Awesome remodeled home at a great price! 1341 sq ft with three bedrooms and two baths and a beautiful view of the mountains from the backyard. This home has new paint and waterproof laminate flooring, all new low profile stove and oven and drop down stainless steel hood. It has energy efficient dual pane windows through out and a fireplace in the living room. This is a must see. Great neighborhood near schools and shopping. Seller is in the process of installing brand new central air conditioning and heat. Don't wait! This one will not last! "

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent sales or listings found in the local MLS aside from when the subject last sold for \$90K April 2000.			
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	\$248,000	\$248,000
Sales Price	\$248,000	\$248,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
In order to sell the subject in a reasonable amount of time it should be priced between the average and upper range of the adjusted sale comps. In order to sell as quickly as possible it should be priced at the lower end range of the adjusted comps with sale comp 2 holding the most weight.		

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



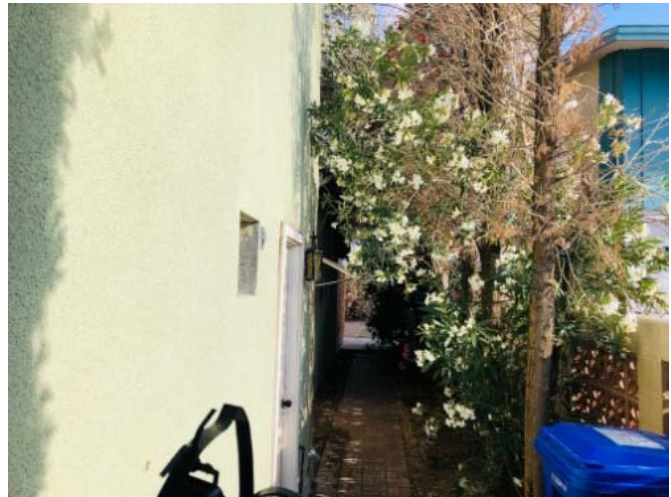
Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1901 Sunrise Rd
Barstow, CA 92311



Front

L2 1321 Mirage Dr
Barstow, CA 92311



Front

L3 1340 Monterey Ave
Barstow, CA 92311



Front

Sales Photos

S1 1636 De Anza St
Barstow, CA 92311



Front

S2 1609 Paloma St
Barstow, CA 92311



Front

S3 1505 De Anza St
Barstow, CA 92311



Front

ClearMaps Addendum

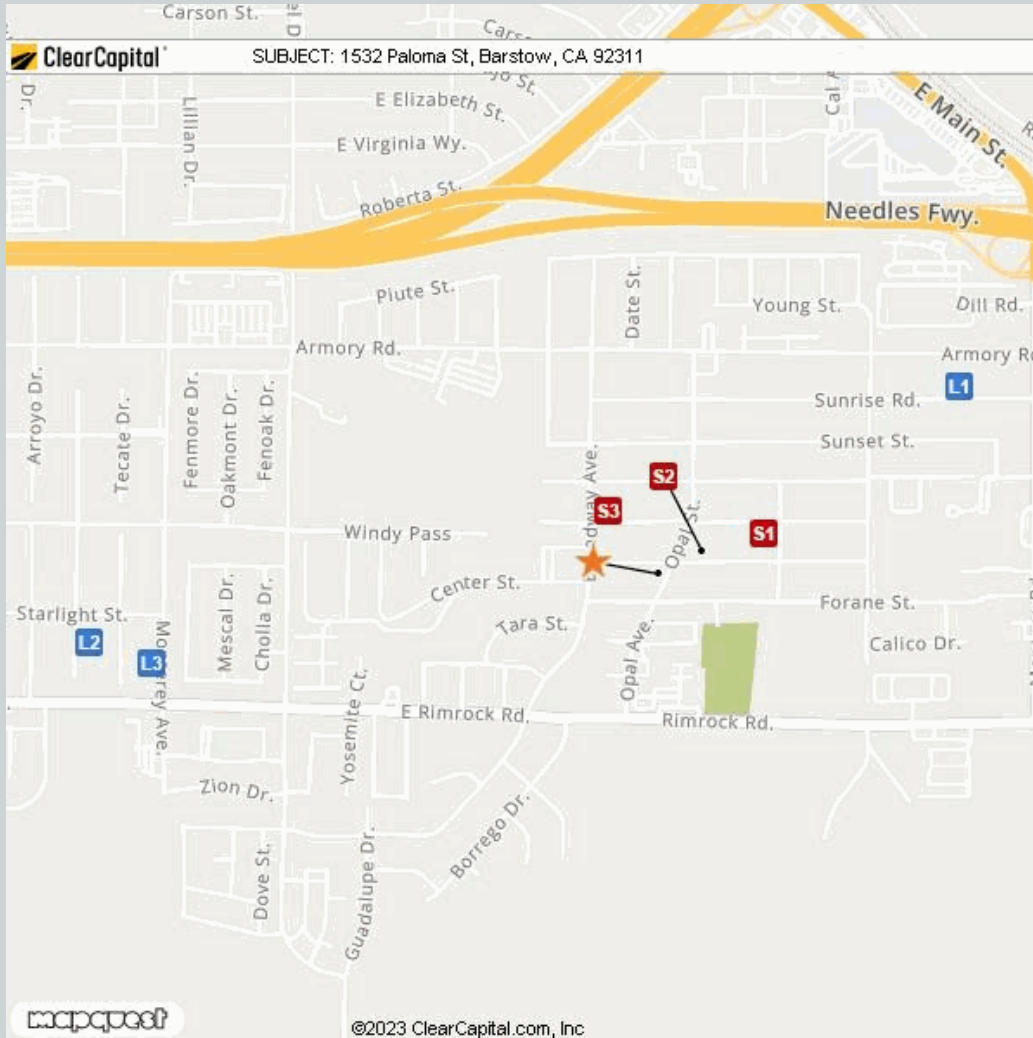
Address ★ 1532 Paloma Street, Barstow, CALIFORNIA 92311

Loan Number 53344

Suggested List \$248,000

Suggested Repaired \$248,000

Sale \$248,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1532 Paloma Street, Barstow, California 92311	--	Parcel Match
L1	1901 Sunrise Rd, Barstow, CA 92311	0.50 Miles ¹	Parcel Match
L2	1321 Mirage Dr, Barstow, CA 92311	0.81 Miles ¹	Parcel Match
L3	1340 Monterey Ave, Barstow, CA 92311	0.72 Miles ¹	Parcel Match
S1	1636 De Anza St, Barstow, CA 92311	0.16 Miles ¹	Parcel Match
S2	1609 Paloma St, Barstow, CA 92311	0.07 Miles ¹	Parcel Match
S3	1505 De Anza St, Barstow, CA 92311	0.11 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	Jeffrey Nyal	Company/Brokerage	Coldwell Banker Home Source
License No	01373556	Address	18484 Hwy 18 Ste 150 Apple Valley CA 92307
License Expiration	03/17/2027	License State	CA
Phone	7608877779	Email	jeffnyal@gmail.com
Broker Distance to Subject	27.69 miles	Date Signed	06/08/2023

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.