

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.

<b>Address</b>	8199 Kingston Avenue, Hesperia, CA 92345	<b>Order ID</b>	8742378	<b>Property ID</b>	34190999
<b>Inspection Date</b>	05/17/2023	<b>Date of Report</b>	05/17/2023		
<b>Loan Number</b>	53346	<b>APN</b>	0398-143-19-0000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Bernardino		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20230516_BPO	<b>Tracking ID 1</b>	20230516_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Fisk, Ronald	Subject property is smaller, middle aged SFR in older semi-rural area in the SE quadrant of Hesperia, an area known as, "the Mesa" by locals. MLS shows very recent sale that is not in tax records yet. Subject is vacant or in process of being vacated. Some personal property items noted near front door & porch. Lot is fully fenced & x-fenced. All areas of yard are messy & overgrown with weeds. Would recommend basic lot cleanup to enhance exterior appearance. One front window is cracked. Small area of roof & fascia board at front corner shows sign of patching with mismatched shingles. Front porch. Was input to MLS as already pending sale & sold drastically under market. Could have sold for substantially higher price given more MLS exposure.
<b>R. E. Taxes</b>	\$1,234	
<b>Assessed Value</b>	\$112,856	
<b>Zoning Classification</b>	R1-one SFR per lot	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(All windows, doors appear intact, closed, locked (one cracked front window).)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$1,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$1,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	Older semi-rural area in the SE quadrant of Hesperia, an area known as, "the Mesa" by locals. This area has very strong market activity & demand. 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. Typical lot size can range from .4 to 1 acre.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$239,000 High: \$675,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	8199 Kingston Avenue	7585 Minstead Ave.	7606 Oxford Ave.	17420 La Junta St.
<b>City, State</b>	Hesperia, CA	Hesperia, CA	Hesperia, CA	Hesperia, CA
<b>Zip Code</b>	92345	92345	92345	92345
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.89 <sup>1</sup>	0.76 <sup>1</sup>	1.54 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,999	\$365,000	\$380,000
<b>List Price \$</b>	--	\$399,999	\$365,000	\$380,000
<b>Original List Date</b>		05/12/2023	04/16/2023	04/30/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 5	1 · 31	1 · 17
<b>Age (# of years)</b>	45	38	37	44
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,456	1,471	1,562	1,620
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.44 acres	.41 acres	.44 acres	.44 acres
<b>Other</b>	fence, comp roof, porch	fence, tile roof, patio	fence, comp roof, patio	fence, tile roof, porch

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 "Mesa" market area. Newer age, within 7 years of subject age, no adjustment. Similar size, room count, garage, lot size. Tile roof-not comp shingle like subject. Fully fenced & x-fenced lot, trees, shrubs. Circle drive & other exterior concrete work. Rear covered patio. 2 storage sheds.
- Listing 2** Regular resale in same "Mesa" market area. Larger SF. Newer age, within 8 years of subject age, no adjustment. Similar exterior style, features, room count, lot size, garage. Fenced & x-fenced lot, some small landscaped areas. Circle drive & other exterior concrete work. Rear covered patio with extended concrete work. Extra BA in garage. In escrow after 1 DOM, probably at higher than list price.
- Listing 3** Regular resale in same market area, search expanded. Larger SF, similar age, features, lot size, garage. Has extra 1/2 BA. Fenced lot, trees, shrubs. Tile roof-not comp shingle like subject. Front porch, rear enclosed patio. In escrow after only 1 DOM, possibly at higher than list price.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	8199 Kingston Avenue	17440 Aspen St.	17844 Seaforth St.	18524 Hinton St.
<b>City, State</b>	Hesperia, CA	Hesperia, CA	Hesperia, CA	Hesperia, CA
<b>Zip Code</b>	92345	92345	92345	92345
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.67 <sup>1</sup>	0.54 <sup>1</sup>	1.23 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$400,000	\$379,500	\$387,500
<b>List Price \$</b>	--	\$379,900	\$379,500	\$387,000
<b>Sale Price \$</b>	--	\$368,000	\$374,000	\$390,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	02/27/2023	02/28/2023	04/28/2023
<b>DOM · Cumulative DOM</b>	-- · --	70 · 109	11 · 41	1 · 63
<b>Age (# of years)</b>	45	43	36	59
<b>Condition</b>	Average	Good	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,456	1,462	1,636	1,426
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.44 acres	.62 acres	.44 acres	.87 acres
<b>Other</b>	fence, comp roof, porch	fence, comp roof, porchy	fence, comp roof, porch, patio	fence, comp roof, patio
<b>Net Adjustment</b>	--	-\$8,050	-\$7,500	-\$17,700
<b>Adjusted Price</b>	--	\$359,950	\$366,500	\$372,300

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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, features, garage. Has one fewer BR. Larger lot-still typical for the area. Fenced & x-fenced lot, some trees, shrubs. Circle drive. Front porch. Interior has new paint, flooring, fixtures, updated kitchen & bath features. Adjusted for rehabbed condition (-\$7500), slightly larger SF (-\$150), larger lot (-\$900) & offset by only 2 BR (+\$500).
- Sold 2** Regular resale in same "Mesa" market area. Larger SF. Newer age, within 9 years of subject age, no adjustment. Similar other features, lot size, garage. Fully fenced & x-fenced lot, including block/iron at front. Rockscaped yard areas, trees, shrubs. Circle drive & other exterior concrete work. Front porch, rear covered patio. Adjusted for larger SF (-\$4500), rear patio (-\$1500), superior yard condition (-\$1500).
- Sold 3** Regular resale in same "Mesa" market area. Older age. Similar size, exterior style, features, room count, garage. Larger lot-still typical for the area. Fenced back yard, some trees, shrubs. Interior rehabbed with new paint, flooring, fixtures, updated kitchen & bath features. Adjusted for concessions paid (-\$10000), rehabbed condition (-\$7500), larger lot (-\$2150) & offset by smaller SF (+\$750), older age (+\$1200).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Input as pending sale				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
04/14/2023	\$349,900	--	--	Sold	05/15/2023	\$290,600	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$367,000	\$369,000
<b>Sales Price</b>	\$365,000	\$367,000
<b>30 Day Price</b>	\$359,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search was expanded to include this whole large semi-rural market area in order to find best comps &amp; to try &amp; bracket subject features. Every effort made to find/use comps with as close proximity as possible. In this case search was expanded up to 2 miles to try &amp; find comps to bracket subject age. Even so, age is not bracketed by active comps but is by sold comps. One of the active comps is within 1 year of subject age. Subject GLA is not bracketed by the active comps but is by the sold comps. One of the active comps is within 15 SF of subject. The market on properties in this value range is still very strong, especially on rehabbed/remodeled properties. It should be noted that most sales currently do involve seller paid concessions-note that 2 of the sold comps had concessions paid.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



Front



Address Verification



Side



Street



Other



Other



### Subject Photos



Other



Other

## Listing Photos

**L1** 7585 Minstead Ave.  
Hesperia, CA 92345



Front

**L2** 7606 Oxford Ave.  
Hesperia, CA 92345



Front

**L3** 17420 La Junta St.  
Hesperia, CA 92345



Front

## Sales Photos

**S1** 17440 Aspen St.  
Hesperia, CA 92345



Front

**S2** 17844 Seaforth St.  
Hesperia, CA 92345



Front

**S3** 18524 Hinton St.  
Hesperia, CA 92345



Front

### ClearMaps Addendum

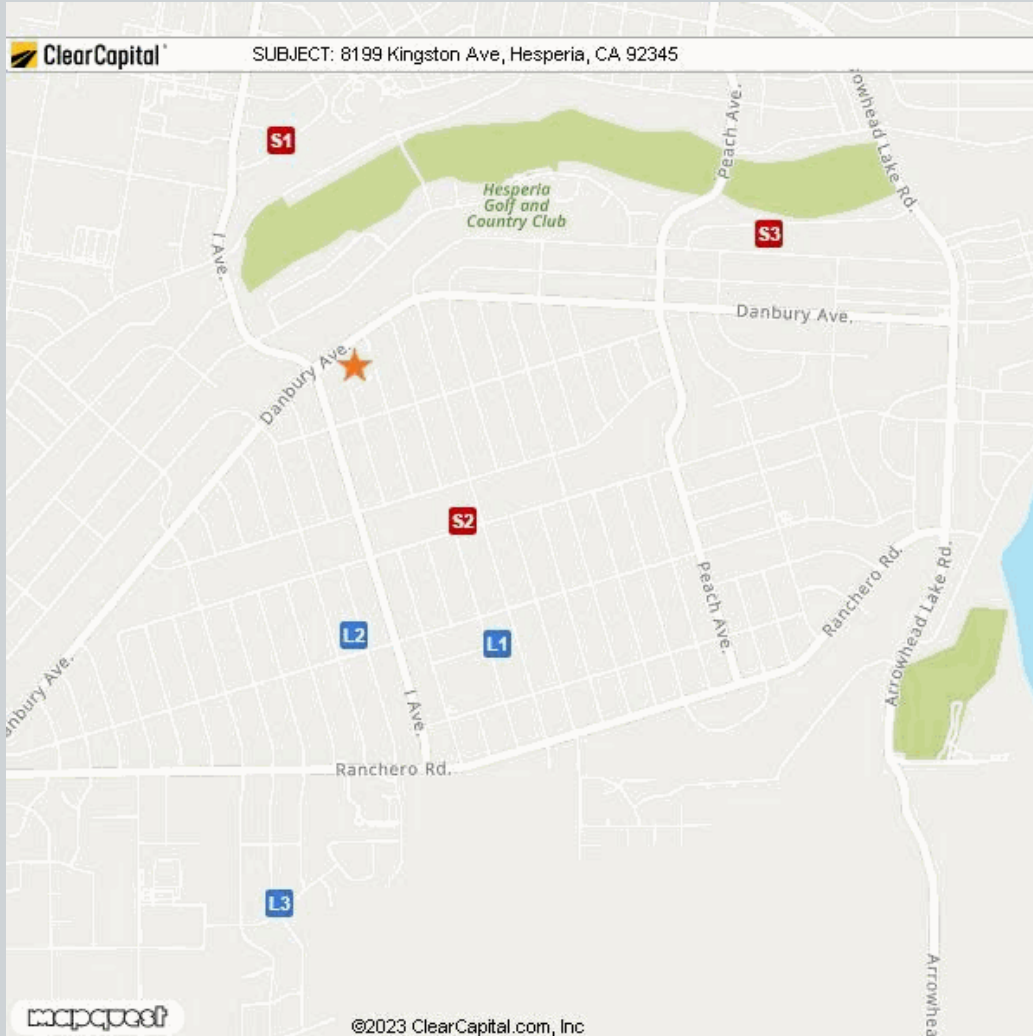
**Address** ★ 8199 Kingston Avenue, Hesperia, CA 92345

**Loan Number** 53346

**Suggested List** \$367,000

**Suggested Repaired** \$369,000

**Sale** \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8199 Kingston Avenue, Hesperia, CA 92345	--	Parcel Match
L1 Listing 1	7585 Minstead Ave., Hesperia, CA 92345	0.89 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7606 Oxford Ave., Hesperia, CA 92345	0.76 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	17420 La Junta St., Hesperia, CA 92345	1.54 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	17440 Aspen St., Hesperia, CA 92345	0.67 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	17844 Seaforth St., Hesperia, CA 92345	0.54 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	18524 Hinton St., Hesperia, CA 92345	1.23 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Teri Ann Bragger	<b>Company/Brokerage</b>	First Team Real Estate
<b>License No</b>	00939550	<b>Address</b>	15545 Bear Valley Rd. Hesperia CA 92345
<b>License Expiration</b>	10/09/2026	<b>License State</b>	CA
<b>Phone</b>	7609000529	<b>Email</b>	teribragger@firstteam.com
<b>Broker Distance to Subject</b>	5.47 miles	<b>Date Signed</b>	05/17/2023

*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.**