

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	15780 Redbud Court, Fontana, CALIFORNIA 92335	Order ID	8917966	Property ID	34569639
Inspection Date	09/08/2023	Date of Report	09/08/2023		
Loan Number	55173	APN	0233-341-24-0000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	09.08.23 BPO Request	Tracking ID 1	09.08.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	LORENZO GARCIA	Condition Comments Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in second half of 20th century. Subject conforms to neighborhood which is comprised of a mix of single story properties, two-story properties, townhomes, condos and apartments.
R. E. Taxes	\$2,165	
Assessed Value	\$172,622	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Central Fontana is a suburban developed area with a mix of one and two story SFRs, multi-unit properties, apartments and a few condos and town homes. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average curb appeal. The market demand is strong and prices are rising. Seller concessions are few and REO activity is less than 5% of the resale market. Central Fontana is located along Foothill Boulevard which was part of historic Route 66 and there are shops, strip plazas, mechanics and si...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$353,000 High: \$680,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Central Fontana is a suburban developed area with a mix of one and two story SFRs, multi-unit properties, apartments and a few condos and town homes. Parks, schools and shopping are all in the area. Construction quality is of average standard and property conditions are generally of average condition with average curb appeal. The market demand is strong and prices are rising. Seller concessions are few and REO activity is less than 5% of the resale market. Central Fontana is located along Foothill Boulevard which was part of historic Route 66 and there are shops, strip plazas, mechanics and similar along Foothill. The Metrolink train service is located in the area with service into Los Angeles, about 50 miles west. There are still some larger undeveloped parcels in the area which provide in-fill housing development opportunities. Some of those lots have boarded homes which are likely to be demolished as the economy continues to improve. There are some industrial parcels in the area however their impact is generally minimal.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	15780 Redbud Court	9411 Catawba Ave	15647 Pine Avenue	15244 Merrill Ave
City, State	Fontana, CALIFORNIA	Fontana, CA	Fontana, CA	Fontana, CA
Zip Code	92335	92335	92335	92335
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.36 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$479,900	\$460,000	\$529,000
List Price \$	--	\$449,900	\$460,000	\$525,000
Original List Date		07/31/2023	12/26/2022	07/20/2023
DOM · Cumulative DOM	-- · --	39 · 39	48 · 256	22 · 50
Age (# of years)	44	70	46	75
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 Modern	1 Story Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,250	1,101	966	1,248
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.17 acres	0.17 acres	0.20 acres
Other	--	--	--	--

* 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 Description: Charming home on a nicely maintained street. As you drive up you'll notice the wonderful front porch, then enter the excellent floorplan that features a large living room, open kitchen with ample counter & cabinet space, and features a large breakfast bar that extends into the den that features a lovely stone fireplace, tile floor, ceiling fan, and a sliding glass door to the bountiful backyard. All 3 bedrooms are spacious. The primary bedroom suite enjoys a private, full bath, ceiling fan, and it's own exterior entrance door. The backyard has a lot of space and features a covered patio, laundry room, and storage shed. There is room to possibly add a pool or ADU. This home is in a great location, convenient to schools, shopping, restaurants, and the 10 freeway. This is a must see home! MY COMMENTS: Comparable and subject are in similar communities. Comparable is most proximate current listing and reason for selection. Comparable is inferior due to GLA. Comparable is in active-under-contract status since 08/20/23.
- Listing 2** MLS Description: TIME TO BUY! First time on the market since 1987! This property is priced to sell! This property features 3 bedrooms, 2 bathrooms and a two car garage! This Property sits on a BIG lot, with plenty of backyard room for a pool, fire place or anything your mind can imagine! With a little exterior work this property could truly be the place you call a forever home. So don't wait set your showing appointment today! MY COMMENTS: Comparable and subject are in similar communities. Comparable specifically selected for age and proximity. Comparable is inferior due to GLA. Comparable is in hold-do-not-show status since 06/30/23. Comparable is most comparable due to age and proximity.
- Listing 3** MLS Description: Great First-Time Buyer Opportunity in Fontana. The home can fit multiple cars on the driveway space & on the solid concrete front yard. Home lot size short of 9,000 sqft has an amazing backyard size potential to add an ADU. Location is prime being that it's close to shopping markets, restaurants, schools & easy access to the 10 Fwy & 66 Hwy. Don't miss out & Submit Your Offer!! MY COMMENTS: Comparable and subject are in similar communities. Comparable specifically selected for similar GLA and bed/bath count. Comparable is inferior due to garage difference and age. Comparable is in active status with one brief escrow and one price reduction.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	15780 Redbud Court	15800 Del Rey Ct	9219 Poplar Ave	9610 Beech Ave
City, State	Fontana, CALIFORNIA	Fontana, CA	Fontana, CA	Fontana, CA
Zip Code	92335	92335	92335	92335
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.29 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$529,900	\$485,000	\$450,000
List Price \$	--	\$524,999	\$485,000	\$450,000
Sale Price \$	--	\$525,000	\$495,000	\$450,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	02/28/2023	05/30/2023	07/24/2023
DOM · Cumulative DOM	-- · --	102 · 149	6 · 61	0 · 18
Age (# of years)	44	44	61	53
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Quick Sale
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Mountain
Style/Design	1 Story Modern	1 Story Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,250	1,430	1,020	1,690
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 1	3 · 2
Total Room #	5	6	5	5
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	0.18 acres	0.17 acres	0.17 acres	0.44 acres
Other	--	--	--	--
Net Adjustment	--	-\$15,000	+\$11,500	+\$43,000
Adjusted Price	--	\$510,000	\$506,500	\$493,000

* Sold 1 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** MLS Description: BACK ON THE MARKET. Four Bedrooms, two full baths, fresh paint interior & exterior, kitchen with lots of cabinets and Granite counter tops, wood / Gas burning fireplace. New flooring and new window covering. Back yard completely fenced. Large lot on cul-de-sac. Termite clearance. New AC Unit installed. MY COMMENTS: Comparable and subject are in similar communities. Comparable is a slightly aged sale date however was specifically selected due to most proximate sale in past year. Comparable is in overall average condition with recent maintenance-related updates. Comparable is superior due to GLA. Comparable is most comparable due to proximity. Adjustments of -\$9000 GLA difference at \$50/sq ft, -\$6000 buyer credit for a total adjustment of -\$15000
- Sold 2** MLS Description: Welcome to your new home! This charming 3 bedroom, 1 bathroom home is situated on a spacious 7200 square foot lot and has everything you need for comfortable living. As you enter, you will be greeted by a cozy kitchen featuring ample cabinet space and a breakfast nook for casual dining. Moving through the home will lead you to the spacious family room with large sliding glass door, letting in lots of natural light and providing a beautiful view to backyard. All three bedrooms are generously sized and offer plenty of closet space for storage. Outside, the spacious lot offers endless possibilities for outdoor living and entertainment. The backyard is perfect for hosting barbecues or enjoying a peaceful evening under the stars. With the 2 car garage and extended driveway, parking will never be an issue! Located in a well established neighborhood, this home is just a short drive from local schools, shopping centers, and recreational areas. Don't miss this opportunity to make this lovely home yours! MY COMMENTS: Comparable and subject are in similar communities. Comparable is inferior due to GLA. Comparable is in overall average condition with dated updates. Comparable specifically selected to bracket GLA and for recent sale date. Adjustments of +\$11500 GLA difference.
- Sold 3** MLS Description: nice 3 bedroom and 2 bath home on a huge lot. MY COMMENTS: Comparable and subject are in similar communities. Comparable was a quick sale to a related party. Comparable specifically selected due to recent sale date. Adjustments of -\$25000 lot size difference, -\$22000 GLA difference, +\$90000 (20% sale price) sale type for a total adjustment of +\$43000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows no records for this property. CRMLS is the primary MLS for the area. There are no MLS sheets to include with this report. Google and Zillow search for subject address found no current listing information for subject. Screenshot of Zillow is included as a miscellaneous document uploaded to this report.			
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	\$495,000	\$495,000
Sales Price	\$495,000	\$495,000
30 Day Price	\$495,000	--
Comments Regarding Pricing Strategy		
The suggested list price considers the current listings with a notation that L1 and L2 are both inferior and either in contract or in hold status. L3, a similar GLA as subject, is priced above and in active status. The suggested list is specifically set to be just below a major buyer search break point to reach the largest pool of potential buyers. The sale price is expected at full list, consistent with closed sale dynamics. The 30 day price and sale price are the same due to DOM running under 30 days in this marketplace.		

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



Street

Listing Photos

L1 9411 Catawba Ave
Fontana, CA 92335



Front

L2 15647 Pine Avenue
Fontana, CA 92335



Front

L3 15244 Merrill Ave
Fontana, CA 92335



Front

Sales Photos

S1 15800 Del Rey Ct
Fontana, CA 92335



Front

S2 9219 Poplar Ave
Fontana, CA 92335



Front

S3 9610 Beech Ave
Fontana, CA 92335



Front

ClearMaps Addendum

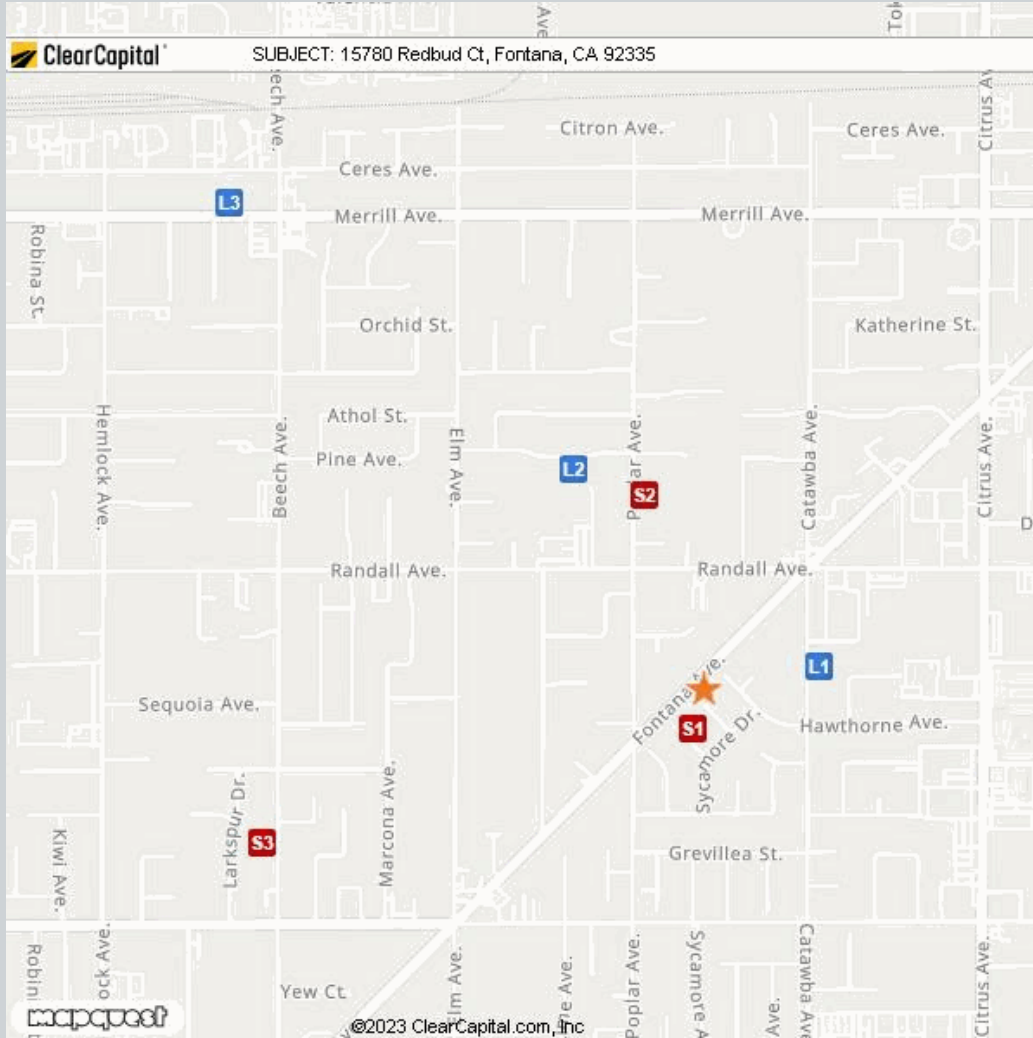
Address ★ 15780 Redbud Court, Fontana, CALIFORNIA 92335

Loan Number 55173

Suggested List \$495,000

Suggested Repaired \$495,000

Sale \$495,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15780 Redbud Court, Fontana, California 92335	--	Parcel Match
L1 Listing 1	9411 Catawba Ave, Fontana, CA 92335	0.17 Miles ¹	Parcel Match
L2 Listing 2	15647 Pine Avenue, Fontana, CA 92335	0.36 Miles ¹	Parcel Match
L3 Listing 3	15244 Merrill Ave, Fontana, CA 92335	0.96 Miles ¹	Parcel Match
S1 Sold 1	15800 Del Rey Ct, Fontana, CA 92335	0.06 Miles ¹	Parcel Match
S2 Sold 2	9219 Poplar Ave, Fontana, CA 92335	0.29 Miles ¹	Parcel Match
S3 Sold 3	9610 Beech Ave, Fontana, CA 92335	0.66 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	Michael O'Connor	Company/Brokerage	Diamond Ridge Realty
License No	01517005	Address	12523 Limonite Avenue Eastvale CA 91752
License Expiration	10/04/2026	License State	CA
Phone	9518474883	Email	RealtorOConnor@aol.com
Broker Distance to Subject	9.22 miles	Date Signed	09/08/2023

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.