

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>	269 N Campus Avenue, Upland, CA 91786	<b>Order ID</b>	8998840	<b>Property ID</b>	34727483
<b>Inspection Date</b>	10/28/2023	<b>Date of Report</b>	10/28/2023		
<b>Loan Number</b>	55522	<b>APN</b>	1046-432-06-0000		
<b>Borrower Name</b>	Catamount Properties 2018, LLC	<b>County</b>	San Bernardino		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	10.27_BPOb	<b>Tracking ID 1</b>	10.27_BPOb		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Blanco John	<b>Condition Comments</b> The subject is a Multifamily style home in average condition. All maintenance appears to be up to date and no repairs are necessary based on the exterior inspection. No address corrections or recent market activity to report.
<b>R. E. Taxes</b>	\$3,066	
<b>Assessed Value</b>	\$269,789	
<b>Zoning Classification</b>	RESIDENTIAL	
<b>Property Type</b>	3 Plex	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Neighborhood appears to be in average condition when compared to other similar communities in the area. All necessary amenities and public transportation are located within close proximity to the subject. There were no functional or economic obsolescence observed.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$670,000 High: \$830,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	269 N Campus Avenue	941 E 3rd St	323 N Magnolia Ave	16117 Orange Ct
<b>City, State</b>	Upland, CA	Pomona, CA	Rialto, CA	Fontana, CA
<b>Zip Code</b>	91786	91766	92376	92335
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	6.16 <sup>1</sup>	15.76 <sup>1</sup>	10.80 <sup>1</sup>
<b>Property Type</b>	3 Plex	3 Plex	3 Plex	3 Plex
<b>Original List Price \$</b>	\$	\$745,000	\$740,000	\$799,999
<b>List Price \$</b>	--	\$725,000	\$740,000	\$799,999
<b>Original List Date</b>		06/06/2023	07/24/2023	09/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	78 · 144	1 · 96	46 · 48
<b>Age (# of years)</b>	59	66	34	59
<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	2 Stories Traditional	1 Story Ranch
<b># Units</b>	3	3	3	3
<b>Living Sq. Feet</b>	2,608	1,910	2,415	2,730
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	4 · 3	6 · 6	6 · 4
<b>Total Room #</b>	7	8	13	11
<b>Garage (Style/Stalls)</b>	None	Detached 1 Car	Detached 3 Car(s)	Detached 3 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>	0.25 acres	0.15 acres	0.12 acres	0.2 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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** Property is inferior in GLA, inferior in year built, similar in condition, superior in bed count and similar in bath count to the subject. Adjustments GLA \$20940, Bed -\$10000, Garage -\$5000, Lot Size \$800, Age \$3500, Total Adjustments \$10240, Net Adjusted Value \$735240
- Listing 2** Property is inferior in GLA, superior in year built, similar in condition, superior in bed count and superior in bath count to the subject. Adjustments GLA \$5790, Bed -\$30000, Baths -\$22500, Garage -\$15000, Lot Size \$1040, Age -\$12500, Total Adjustments -\$73170, Net Adjusted Value \$666830
- Listing 3** Property is superior in GLA, similar in year built, similar in condition, superior in bed count and superior in bath count to the subject. Adjustments GLA -\$3660, Bed -\$30000, Baths -\$7500, Garage -\$15000, Lot Size \$400, Total Adjustments -\$55760, Net Adjusted Value \$744239

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	269 N Campus Avenue	413 N Cucamonga Ave	727 S Towne Ave	208 Lois St
City, State	Upland, CA	Ontario, CA	Pomona, CA	La Habra, CA
Zip Code	91786	91764	91766	90631
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.11 <sup>1</sup>	6.46 <sup>1</sup>	20.83 <sup>1</sup>
Property Type	3 Plex	3 Plex	3 Plex	3 Plex
Original List Price \$	--	\$755,000	\$735,000	\$798,000
List Price \$	--	\$600,000	\$735,000	\$798,000
Sale Price \$	--	\$700,000	\$735,000	\$800,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/14/2023	08/03/2023	12/20/2022
DOM · Cumulative DOM	-- · --	67 · 165	16 · 56	8 · 33
Age (# of years)	59	98	83	67
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 Ranch	1 Story Ranch	1 Story Ranch	2 Stories Traditional
# Units	3	3	3	3
Living Sq. Feet	2,608	2,208	2,121	2,757
Bdrm · Bths · ½ Bths	3 · 3	5 · 3	4 · 3	4 · 3
Total Room #	7	9	8	8
Garage (Style/Stalls)	None	Detached 3 Car(s)	None	Detached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.25 acres	0.19 acres	0.17 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	-\$3,020	+\$17,250	-\$24,830
Adjusted Price	--	\$696,980	\$752,250	\$775,170

\* Sold 2 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** This property received multiple offers from the market and sold over the last listing price. Property is inferior in GLA, inferior in year built, similar in condition, superior in bed count and similar in bath count to the subject. Adjustments GLA \$12000, Bed -\$20000, Garage -\$15000, Lot Size \$480, Age \$19500, Total Adjustments -\$3020, Net Adjusted Value \$696980
- Sold 2** Property is inferior in GLA, inferior in year built, similar in condition, superior in bed count and similar in bath count to the subject. Adjustments GLA \$14610, Bed -\$10000, Lot Size \$640, Age \$12000, Total Adjustments \$17250, Net Adjusted Value \$752250
- Sold 3** This property received multiple offers from the market and sold over the last listing price. Property is superior in GLA, inferior in year built, similar in condition, superior in bed count and similar in bath count to the subject. Adjustments GLA -\$4470, Bed -\$10000, Garage -\$15000, Lot Size \$640, Age \$4000, Total Adjustments -\$24830, Net Adjusted Value \$775170

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No listing history found.					
<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>	0						
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$752,000	\$752,000
<b>Sales Price</b>	\$747,000	\$747,000
<b>30 Day Price</b>	\$742,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>This is a Broker's Price Opinion and was prepared by a licensed Real Estate Agent. It is not an Appraisal. This opinion cannot be used for the purpose of obtaining financing. Notwithstanding any preprinted language to the contrary, this is not an Appraisal of the market value of the property. If an Appraisal is desired, the services of a licensed or certified Appraiser must be obtained. 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. Within 1 mile, 20% GLA +/-, Year built 10 +/-, there were limited comparables available in the subject neighborhood. Therefore it was necessary to exceed distance, year built, GLA, bed/bath count, lot size and close date beyond 6 months. The comparables selected were considered to be the best available. Since there were limited comparable found within subject market boundaries, I was forced to cross major market boundaries. However, this will not impact subject market value. In delivering final valuation, most weight has been placed on CS3 and LC3 as they are most similar to subject condition and overall structure. Market values remained stable during the last 12 months within the subject's market area.</p>		

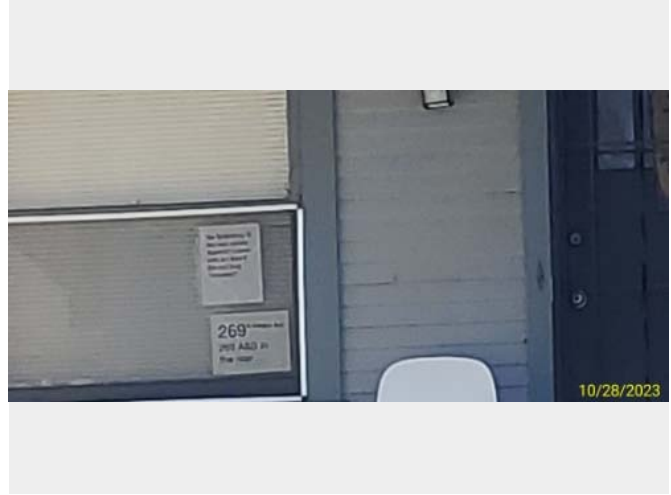
### Clear Capital Quality Assurance Comments Addendum

**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.

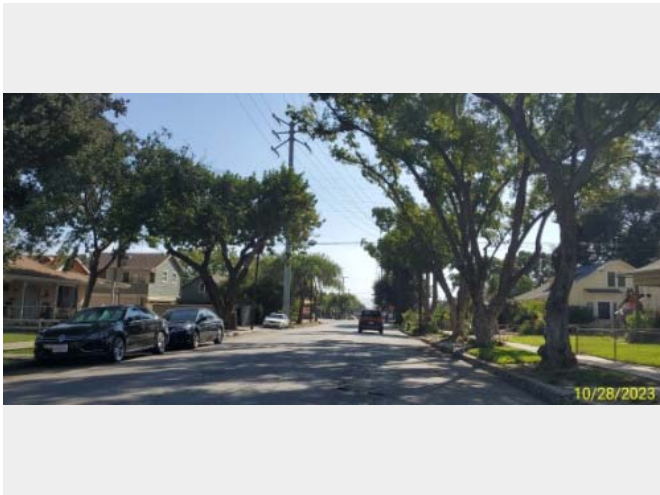
### Subject Photos



Front



Address Verification



Street



## Listing Photos

**L1** 941 E 3rd St  
Pomona, CA 91766



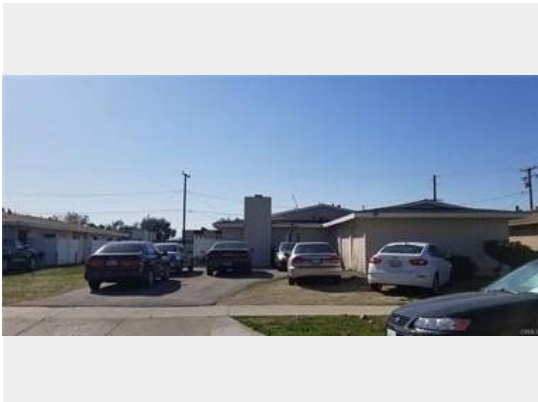
Front

**L2** 323 N Magnolia Ave  
Rialto, CA 92376



Front

**L3** 16117 Orange Ct  
Fontana, CA 92335



Front

## Sales Photos

**S1** 413 N Cucamonga Ave  
Ontario, CA 91764



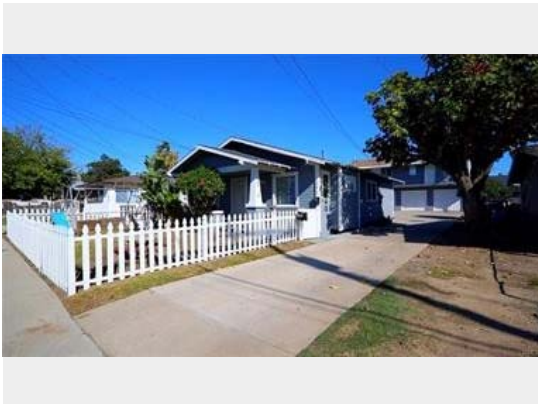
Front

**S2** 727 S Towne Ave  
Pomona, CA 91766



Front

**S3** 208 Lois St  
La Habra, CA 90631



Front

### ClearMaps Addendum

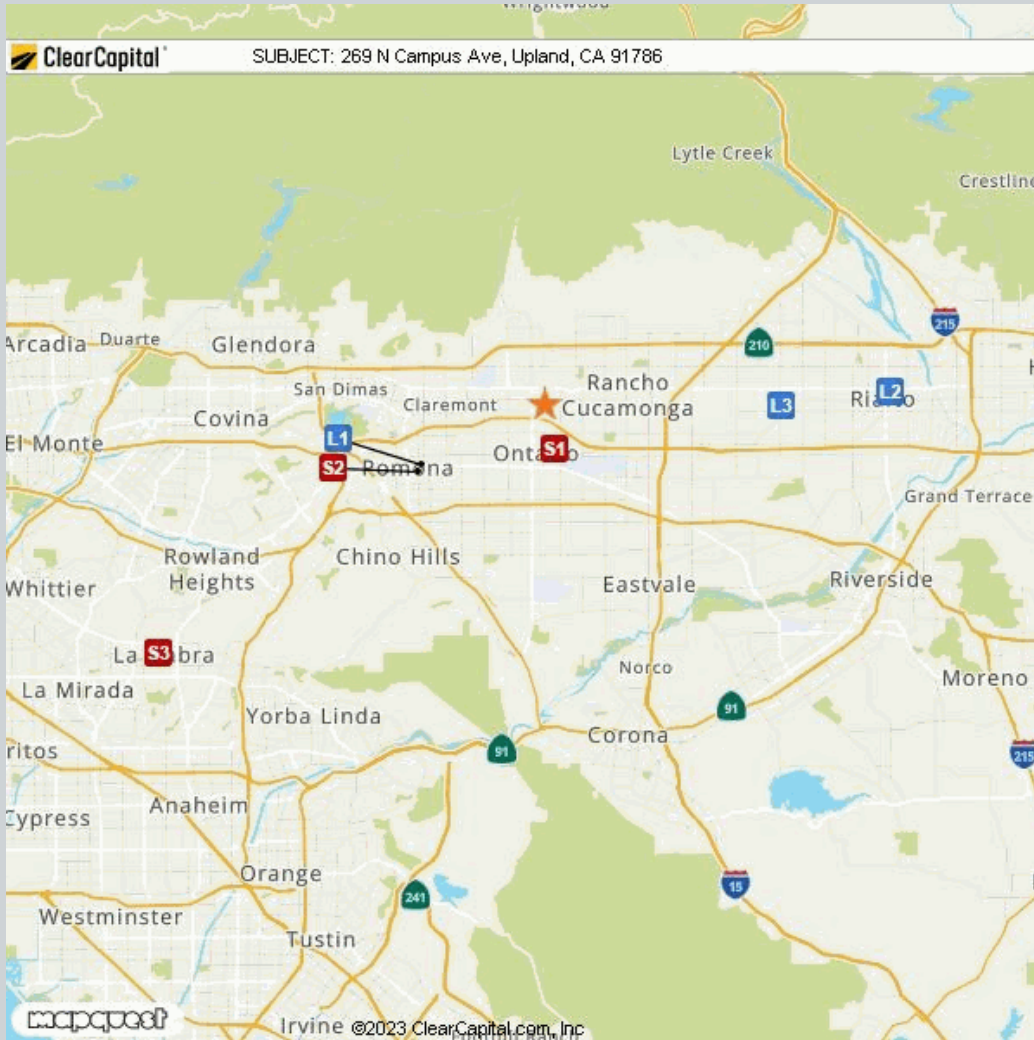
**Address** ★ 269 N Campus Avenue, Upland, CA 91786

**Loan Number** 55522

**Suggested List** \$752,000

**Suggested Repaired** \$752,000

**Sale** \$747,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	269 N Campus Avenue, Upland, CA 91786	--	Parcel Match
L1 Listing 1	941 E 3rd St, Pomona, CA 91766	6.16 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	323 N Magnolia Ave, Rialto, CA 92376	15.76 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	16117 Orange Ct, Fontana, CA 92335	10.80 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	413 N Cucamonga Ave, Ontario, CA 91764	2.11 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	727 S Towne Ave, Pomona, CA 91766	6.46 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	208 Lois St, La Habra, CA 90631	20.83 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>	Chris Estevez	<b>Company/Brokerage</b>	Home Advisors
<b>License No</b>	01856462	<b>Address</b>	13511 Pheasant Knoll Rd Corona CA 92880
<b>License Expiration</b>	08/06/2025	<b>License State</b>	CA
<b>Phone</b>	9514157265	<b>Email</b>	home_advisors@live.com
<b>Broker Distance to Subject</b>	10.32 miles	<b>Date Signed</b>	10/28/2023

*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.**