

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>	745 Conlon Drive, Hemet, CALIFORNIA 92545	<b>Order ID</b>	9016005	<b>Property ID</b>	34786666
<b>Inspection Date</b>	11/09/2023	<b>Date of Report</b>	11/11/2023		
<b>Loan Number</b>	55624	<b>APN</b>	444-440-027		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Riverside		

**Tracking IDs**

<b>Order Tracking ID</b>	11.8_BPO	<b>Tracking ID 1</b>	11.8_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$8,110	Two story home with stucco siding, brick for accent and a tile roof. Home appears maintained. Front lawn needs TLC.	
<b>Assessed Value</b>	\$509,227		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
	(Home seems secured, no broken windows. )		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>			
<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>	
<b>Local Economy</b>	Stable	The subject is located at the end of a cul-de-sac in an established neighborhood of primarily single-family residences of similar design, age, condition and appeal. Subject is in an area of close proximity to necessary services, schools, shopping, public transportation and parks. Standard sales are dominating the market at this time.	
<b>Sales Prices in this Neighborhood</b>	Low: \$499,000 High: \$585,000		
<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>	745 Conlon Drive	3611 Syrah Cir	5385 Satinstone Dr	773 Brisbane St
<b>City, State</b>	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
<b>Zip Code</b>	92545	92545	92545	92545
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	1.33 <sup>1</sup>	0.07 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$525,000	\$549,900	\$548,000
<b>List Price \$</b>	--	\$525,000	\$549,000	\$548,000
<b>Original List Date</b>		10/28/2023	10/17/2023	08/23/2023
<b>DOM · Cumulative DOM</b>	-- · --	14 · 14	25 · 25	55 · 80
<b>Age (# of years)</b>	17	17	19	18
<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>	2 Stories Tract	2 Stories Tract	2 Stories Tract	2 Stories Tract
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,360	2,360	2,556	2,581
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 3	5 · 3	4 · 3
<b>Total Room #</b>	8	8	9	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 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>	Pool - Yes Spa - Yes	--	--	Pool - Yes Spa - Yes
<b>Lot Size</b>	.20 acres	0.19 acres	.17 acres	0.17 acres
<b>Other</b>	--	--	--	--

\* 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** This stunning home is nestled at the end of a serene cul-desac, offering ample privacy and space on its generous lot. Boasting 2,360 square feet, this residence features four bedrooms and three full bathrooms, ensuring comfort and convenience for your family. As you step through the double doors, you'll be greeted by an inviting formal living and dining area, perfect for entertaining guests. The separate family room is a cozy retreat with built-in shelving, a magnificent stone fireplace, and mantel, setting the stage for warm evenings by the fire. Adjacent to the family room, a main floor bedroom with a walk-in closet and a full bathroom provides flexibility and convenience. The kitchen is a culinary enthusiast's delight, with rich warm cabinets, granite countertops, and a full tile backsplash. Crown molding and a wood valance over the sink add a touch of elegance, while stainless steel appliances and a breakfast bar make meal prep a breeze. Upstairs, you'll discover the remaining three bedrooms, including the master bedroom, which is bathed in natural light. The master bathroom features tile flooring, a wood slate accent wall over the vanity, a separate shower and tub, and a spacious walk-in closet. The two additional bedrooms mirror each other in layout, offering window seating and convenient access to a hall bathroom with double sinks and a shower-tub combo. For added convenience, an upstairs laundry room with shelving simplifies daily chores. Outside, the backyard is a canvas for your dreams, with beautiful stamped concrete walkways and endless potential to create an entertainer's paradise.
- Listing 2** Buy the interest rate down or use for closing costs. You will love this house! West Hemet home offers a blend of style, comfort, and practicality in the sought-after Stoney Mountain Ranch neighborhood. Experience the spacious interior, generous lot, proximity to a picturesque park, and convenient access to amenities. It's a perfect place to call home. Inside is very welcoming with upgraded flooring and fresh interior paint. The natural light and convenient floor plan with open kitchen, family room, large primary bedroom, two downstairs bedrooms, and loft make this house feel like a home. The two main-floor bedrooms and full bath are ideal for guests or multigenerational living. Say goodbye to HOA fees and high taxes - this property presents an opportunity that is budget-friendly yet quality lifestyle." .
- Listing 3** Welcome to this beautifully maintained 4-bedroom, 3-bathroom residence. Step inside to discover a harmonious blend of design and practicality. The heart of the home unfolds with an open-concept kitchen and family room – a welcoming space where culinary aspirations meet cozy gatherings. Adjacent, a living room bathed in natural light beckons with its charm and a fireplace that promises warmth and comfort. For the industrious, a generously sized office space awaits, awash in inspiration. Uniquely, a three-car garage has the potential to be transformed into a versatile gym area, catering to wellness enthusiasts. Beyond, a backyard oasis unfolds, complete with a sparkling pool and patio cover, an outdoor haven for relaxation and entertainment. Additional highlights include a serene master suite, thoughtfully appointed guest bedrooms, tasteful bathrooms, and ample storage. Nestled in a coveted neighborhood with outstanding schools, parks, and amenities, this property epitomizes modern living at its finest.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	745 Conlon Drive	869 Provance St	669 Liverpool St	1313 Riverstone Ct,
<b>City, State</b>	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
<b>Zip Code</b>	92545	92545	92545	92545
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.27 <sup>1</sup>	1.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$490,000	\$499,999	\$565,000
<b>List Price \$</b>	--	\$490,000	\$519,999	\$565,000
<b>Sale Price \$</b>	--	\$500,000	\$520,000	\$575,000
<b>Type of Financing</b>	--	Va	Cash	Va
<b>Date of Sale</b>	--	11/01/2023	05/15/2023	06/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	13 · 48	55 · 133	18 · 37
<b>Age (# of years)</b>	17	18	27	18
<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>	2 Stories Tract	2 Stories Tract	2 Stories Tract	2 Stories Tract
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,360	2,360	2,561	2,462
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	4 · 3	5 · 3	4 · 3
<b>Total Room #</b>	8	8	9	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 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>	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
<b>Lot Size</b>	.20 acres	0.16 acres	0.25 acres	.18 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$20,000	-\$9,000	-\$5,000
<b>Adjusted Price</b>	--	\$520,000	\$511,000	\$570,000

\* Sold 3 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** Come in and enjoy the spacious living room that leads to the great family room with a nice fireplace ready for the winter which is right around the corner. You will notice a gorgeous kitchen featuring a generous amount of cabinet space with a pleasant travertine countertop. An office that could easily be converted into a bedroom with full bathroom conveniently located downstairs. You'll be amazed when you see the stunning view to the mountains from the master bedroom plus the huge master bathroom with a walk-in closet, his and her sinks, shower and a separate bathtub. You'll find the laundry room with all other bedrooms upstairs. As you prepare yourself to go outside you'll want to see the large 3 car tandem garage. Let's talk about the backyard... as you walk-out through the sliding doors, you will notice the built-in BBQ with a covered aluminum pergola and RV access perfect for family gatherings or simply to entertain. This home has great views to the San Jacinto mountains, minutes to diamond valley lake, with lots of hiking trails and plenty of outdoor fun. Freeway 215 is just a few miles out. 30 minutes to Temecula. Cawston elementary is at walking distance. Parks and convenient stores are just nearby. Adjusted for pool.
- Sold 2** This home sits on a large corner lot, in a gorgeous friendly neighborhood. Large yard provides you with endless opportunities to entertain any occasion. Home includes a Balcony, Pool and RV parking. Property has been converted into a 5 Bedroom, plus a bonus loft. Property to be sold in current AS IS condition. Adjusted +4,000 age, -10,000 GLA and -3,000 garage.
- Sold 3** Summer is here and this gorgeous home offers a beautiful landscaped backyard with a saltwater pool and spa for those hot summer days. Welcome to 1313 Riverstone Ct. located in the desirable neighborhood of Stoney Mountain. No mello roos, No HOA, No solar to assume. This 4 bedroom 3 bathroom home has laminate flooring in living room, dining room and family room. Tile in kitchen and bathrooms and carpet in bedrooms and stairs. Kitchen boasts stainless steel appliances, granite counter tops, a center island and tons of cupboards space with work station. Family room with decorative tile around fireplace is open to the kitchen and is very ample in size. 1 bedroom and 1 bathroom are downstairs and all upstairs bedrooms have ceiling fans and blinds and one has built in cabinets and the other has upgraded custom closet doors. Master bathroom has separate tub and shower, double sink and a walk in closet. The laundry room is upstairs. Backyard paradise offers 6ft alumawood patio cover the length of the house, cemented side area with gate, could be used as a kennel. Adjusted for GLA.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject was listed as a standard sale. New buyer paid cash for home.			
<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>
10/13/2023	\$445,000	--	--	Sold	11/08/2023	\$422,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$548,000	\$548,000
<b>Sales Price</b>	\$548,000	\$548,000
<b>30 Day Price</b>	\$528,000	--
<b>Comments Regarding Pricing Strategy</b>		
I went back 6 months, out in distance 1 mile. The ones used are the best possible currently available comps. All comps are located in a neighborhood that compares to subject. The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration.		

## 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



Address Verification



Side



Street

## Listing Photos

**L1** 3611 Syrah Cir  
Hemet, CA 92545



Front

**L2** 5385 Satinstone Dr  
Hemet, CA 92545



Front

**L3** 773 Brisbane St  
Hemet, CA 92545



Front



## Sales Photos

**S1** 869 Provance St  
Hemet, CA 92545



Front

**S2** 669 Liverpool St  
Hemet, CA 92545



Front

**S3** 1313 Riverstone Ct,  
Hemet, CA 92545



Front

### ClearMaps Addendum

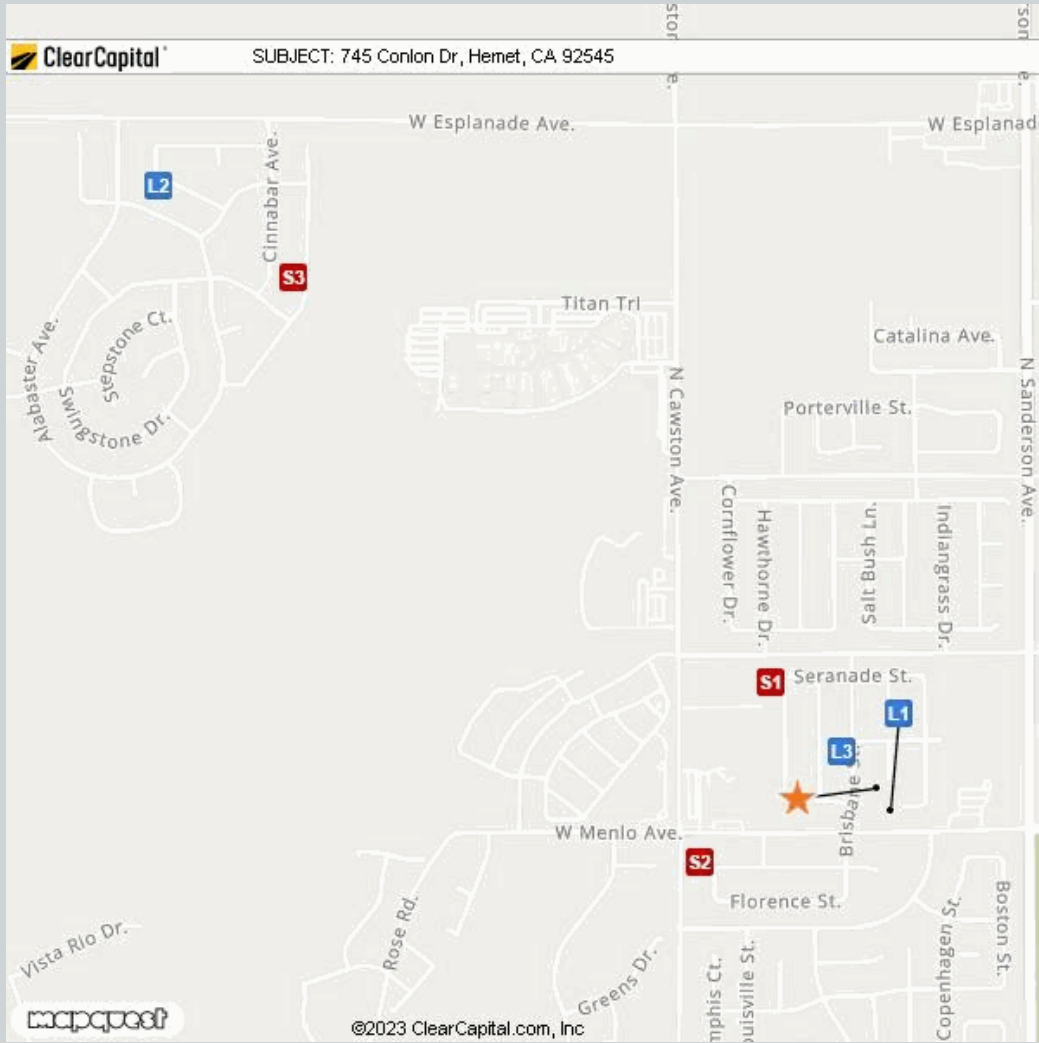
**Address** ★ 745 Conlon Drive, Hemet, CALIFORNIA 92545

**Loan Number** 55624

**Suggested List** \$548,000

**Suggested Repaired** \$548,000

**Sale** \$548,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	745 Conlon Drive, Hemet, California 92545	--	Parcel Match
L1 Listing 1	3611 Syrah Cir, Hemet, CA 92545	0.04 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5385 Satinstone Dr, Hemet, CA 92545	1.33 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	773 Brisbane St, Hemet, CA 92545	0.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	869 Provance St, Hemet, CA 92545	0.21 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	669 Liverpool St, Hemet, CA 92545	0.27 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1313 Riverstone Ct., Hemet, CA 92545	1.10 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>	Fernand DeChristopher	<b>Company/Brokerage</b>	DeChristopher Properties
<b>License No</b>	01062377	<b>Address</b>	25810 Floyd Ave. Menifee CA 92585
<b>License Expiration</b>	07/05/2027	<b>License State</b>	CA
<b>Phone</b>	9517336896	<b>Email</b>	chrismovesu@gmail.com
<b>Broker Distance to Subject</b>	11.56 miles	<b>Date Signed</b>	11/11/2023

*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.**