

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	54638 Benecia Trail, Yucca Valley, CA 92284	Order ID	9095609	Property ID	34953268
Inspection Date	01/05/2024	Date of Report	01/08/2024		
Loan Number	56260	APN	0586391050000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	1.4_BPO	Tracking ID 1	1.4_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JACK SCHLESINGER	Condition Comments The subject has a tall wood fence around the front and sides of the property. Not known if fence is in the back of the property. Appears to be well maintained.
R. E. Taxes	\$4,632	
Assessed Value	\$303,301	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments The market in Yucca Valley, CA is stable. Yucca Valley has many short term vacation rentals. More than 2,500,000+ people visit The Joshua Tree National Park each year. Yucca Valley is the neighboring town to Joshua Tree, CA. There is also a demand for long term rentals.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$222500 High: \$571700	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	54638 Benecia Trail	54762 Benecia Trl	54887 Mountain View Trl	56727 Navajo
City, State	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
Zip Code	92284	92284	92284	92284
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.78 ¹	2.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$594,900	\$369,000	\$435,000
List Price \$	--	\$495,000	\$369,000	\$418,900
Original List Date		07/01/2023	11/11/2023	09/22/2023
DOM · Cumulative DOM	-- · --	191 · 191	58 · 58	97 · 108
Age (# of years)	21	47	70	15
Condition	Good	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	1 Story Modern	1 Story Modern	1 Story Mid Century Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,472	1,572	1,633	1,660
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 1	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Attached 4 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	1,572	--	--
Pool/Spa	--	--	--	--
Lot Size	0.41 acres	0.41 acres	2.29 acres	0.30 acres
Other	--	--	--	--

* Listing 3 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** WOW, unique home in fantastic area. Not only is the home in fantastic shape, but you have a full lower level garage/shop/or? The lower shop is the same size as the home, so an additional 1572 sq/ft here (buyer to verify all). Not many of this style home around. So many options for this lower level. The main part of the home is a 3 bedroom 2 bath. Formal dining room has views and access to the amazing back yard and incredible views. Call today to schedule your viewing of this one of kind home in a fantastic area of Yucca Valley.
- Listing 2** A captivating, ready-to-occupy residence boasting stunning desert views in Yucca Valley, set on over 2 acres of land! This 3-bedroom house showcases fresh flooring and paint, complemented by well-established desert landscape. Ample storage options are at your disposal, including a shipping container, garage, and a sturdy block building, formerly utilized as a chicken coop. The solar system is fully paid for, and the septic tank has been recently replaced, ensuring peace of mind for years to come.
- Listing 3** MOST LIKE THE SUBJECT. A Beautiful Home in the La Paz subdivision. Amazing location, with unbelievable desert VIEWS while staying close to the heart of town and only minutes away from the Joshua Tree National Park. This 3 bedrooms & 2 bath home with fantastic layout with a bright, open floor plan and a spacious living room with high ceilings. Beautiful open kitchen with granite counters and stainless steel appliances. Large backyard yard and patio with block wall for privacy is perfect for sunset viewing and star gazing. This is a well cared for home. The spacious master suite also has a sizeable walk-in closet. This home also has an inside laundry room which leads right out to the 2 car finished garage. This is desert living at its finest.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	54638 Benecia Trail	7554 Pinon Dr	7428 Del Monte	6427 Palo Alto Ave
City, State	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA	Yucca Valley, CA
Zip Code	92284	92284	92284	92284
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	5.00 ¹	3.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$460,000	\$435,000
List Price \$	--	\$375,000	\$460,000	\$435,000
Sale Price \$	--	\$363,400	\$465,000	\$435,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	07/18/2023	07/21/2023	09/14/2023
DOM · Cumulative DOM	-- · --	60 · 60	7 · 50	36 · 70
Age (# of years)	21	46	20	19
Condition	Good	Fair	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	Beneficial ; Mountain
Style/Design	1 Story Modern	1 Story Modern	1 Story Modern	1 Story Modern
# Units	1	1	1	1
Living Sq. Feet	1,472	1,680	1,735	1,858
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.41 acres	0.51 acres	0.41 acres	0.42 acres
Other	--	--	--	Adjustment for square feet and 3rd bedroom.
Net Adjustment	--	\$0	\$0	-\$35,000
Adjusted Price	--	\$363,400	\$465,000	\$400,000

* Sold 3 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** Coveted Country Club Neighborhood location, down home affordable price. LARGE half-acre parcel with 3-levels – house sits on highest level, RV space on next tier down and large lower tier had room to build a guesthouse, an extra garage or pickleball court! 3-bedroom/2-bathroom home spread over 1,680 square feet, with shaded front and rear porches. Central AC/Heating. Fireplace. Solar. Dominant nighttime views from living room of Yucca Valley below. Home is in original condition and in need of TLC. Central AC/Heater. SELLER MOTIVATED. BRING OFFERS!
- Sold 2** SELLER GAVE \$5,000 BUYER CREDIT No comments in MLS 3 bedroom 2 bath house.
- Sold 3** MOST LIKE THE SUBJECT. Adjustment for square feet and 3rd bedroom = 35,000. Welcome to this charming 3-bedroom, 2-bathroom home located in the picturesque town of Yucca Valley. Situated on a spacious lot in a quiet residential neighborhood, this property offers comfortable living spaces and modern amenities. As you enter the home, you'll be greeted by a bright and airy living room with windows that allow plenty of natural light to fill the space. The open floor plan seamlessly connects the living room to the dining area, creating an ideal setting for entertaining guests or spending quality time with family. The well-appointed kitchen features sleek granite countertops, ample cabinetry, and a range of newer stainless steel appliances, making it a chef's delight. Whether you're preparing a quick meal or hosting a dinner party, this kitchen has everything you need to unleash your culinary creativity. The house is also wired for "smarthome" use, including the smoke detectors, which also double as nightlights and speakers. Not to mention, most of the electrical outlets have USB connections, and all of the lights and ceiling fans are also controlled thru your smart home apps. The primary bedroom is a private retreat, boasting generous space with french doors that lead out to the backyard, a walk-in closet, and an ensuite bathroom. The two additional bedrooms are spacious and offer plenty of room for relaxation or study. The second bathroom is conveniently located to serve these bedrooms and guests. Stepping outside, you'll find a backyard with views that presents endless possibilities. Whether you envision creating a tranquil oasis, or cultivating a beautiful garden, this outdoor space can accommodate your desires. Additionally, there is a covered patio area that includes recently installed ceiling fans, and privacy drapes where you can unwind and enjoy the pleasant Yucca Valley weather. Other notable features of this home include a laundry room, ample storage throughout, and a three-car garage that provides parking convenience and extra space for your belongings. Conveniently located near schools, shopping centers, and recreational amenities, this home offers the perfect combination of comfort, functionality, and an ideal location. Yucca Valley's stunning desert scenery and proximity to Joshua Tree National Park make it a desirable place to call home for nature enthusiasts and outdoor adventurers. Don't miss the opportunity to make this wonderful home yours. Schedule a viewing today and envision your new life in Yucca Valley!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject was on the market when current buyer purchased this home. 09/14/2018 is the closed date.			
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	\$400,000	\$400,000
Sales Price	\$375,000	\$375,000
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
The subject appears to be well maintained on the outside. It is likely the subject is a vacation rental. The probable best marketing is to seek an investor. The home could get any buyer type. Investor, owner occupied, second home and long or short term rental.		

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

Listing Photos

L1 54762 Benecia Trl
Yucca Valley, CA 92284



Front

L2 54887 Mountain View Trl
Yucca Valley, CA 92284



Front

L3 56727 Navajo
Yucca Valley, CA 92284



Front

Sales Photos

S1 7554 Pinon Dr
Yucca Valley, CA 92284



Front

S2 7428 Del Monte
Yucca Valley, CA 92284



Front

S3 6427 Palo Alto Ave
Yucca Valley, CA 92284



Front

ClearMaps Addendum

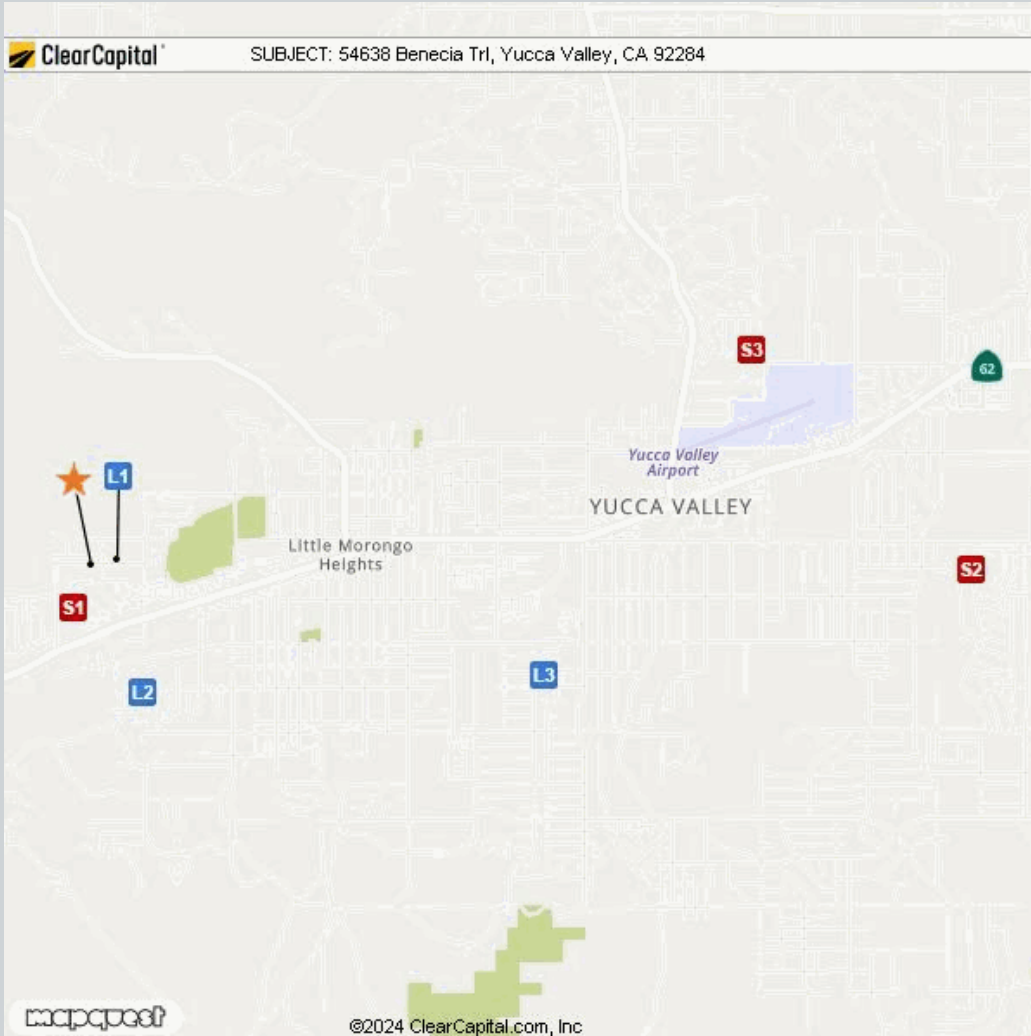
Address ★ 54638 Benecia Trail, Yucca Valley, CA 92284

Loan Number 56260

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$375,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	54638 Benecia Trail, Yucca Valley, CA 92284	--	Street Centerline Match
L1 Listing 1	54762 Benecia Trl, Yucca Valley, CA 92284	0.15 Miles ¹	Parcel Match
L2 Listing 2	54887 Mountain View Trl, Yucca Valley, CA 92284	0.78 Miles ¹	Parcel Match
L3 Listing 3	56727 Navajo, Yucca Valley, CA 92284	2.65 Miles ¹	Parcel Match
S1 Sold 1	7554 Pinon Dr, Yucca Valley, CA 92284	0.26 Miles ¹	Parcel Match
S2 Sold 2	7428 Del Monte, Yucca Valley, CA 92284	5.00 Miles ¹	Parcel Match
S3 Sold 3	6427 Palo Alto Ave, Yucca Valley, CA 92284	3.95 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.

Report Instructions - cont.

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.

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	Jona Briggs	Company/Brokerage	JTK Realty
License No	01179088	Address	6378 SUNBURST ST JOSHUA TREE CA 92252
License Expiration	04/11/2024	License State	CA
Phone	6198767474	Email	bposreo@gmail.com
Broker Distance to Subject	9.41 miles	Date Signed	01/08/2024

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.