

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>	9558 Ponderosa Avenue, Hesperia, CALIFORNIA 92345	<b>Order ID</b>	9482645	<b>Property ID</b>	35687327
<b>Inspection Date</b>	07/19/2024	<b>Date of Report</b>	07/20/2024		
<b>Loan Number</b>	56262	<b>APN</b>	0411247260000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Bernardino		

### Tracking IDs

<b>Order Tracking ID</b>	7.16_CitiAgedbpo	<b>Tracking ID 1</b>	7.16_CitiAgedbpo
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CATAMOUNT PROPERTIES 2018 LLC	<b>Condition Comments</b> At time of inspection no major repairs appeared to be needed, however, the subject is an older property and does appear to have some deferred maintenance, overgrown vegetation, trash/debris in the yard, and a broken garage door. The subject did not appear to be occupied at time of inspection.
<b>R. E. Taxes</b>	\$9,666	
<b>Assessed Value</b>	\$117,383	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$5,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$5,000	
<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> Inventory remains historically low. Buyer demand is steady, however, some buyers have left the market due to higher interest rates and values. Values are no longer increasing at a pace seen in recent years, and current values show signs of stabilizing.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$305000 High: \$527500	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	9558 Ponderosa Avenue	9116 G Ave	9221 Pecan Ave	18050 Main St
<b>City, State</b>	Hesperia, CALIFORNIA	Hesperia, CA	Hesperia, CA	Hesperia, CA
<b>Zip Code</b>	92345	92345	92345	92345
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.81 <sup>1</sup>	0.85 <sup>1</sup>	0.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$419,900	\$395,000	\$350,000
<b>List Price \$</b>	--	\$385,000	\$379,000	\$350,000
<b>Original List Date</b>		01/24/2024	04/06/2024	05/22/2024
<b>DOM · Cumulative DOM</b>	-- · --	178 · 178	105 · 105	59 · 59
<b>Age (# of years)</b>	68	60	62	46
<b>Condition</b>	Fair	Fair	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 Modern Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,952	2,042	1,560	1,543
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2 · 1	2 · 2	3 · 2 · 1
<b>Total Room #</b>	8	8	6	7
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 2 Car(s)	Detached 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>	0.42 acres	0.17 acres	0.44 acres	0.46 acres
<b>Other</b>	N, A	N, A	N, A	N, A

\* Listing 2 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** MLS COMMENTS: " Welcome to 9116 G Ave in Hesperia. This single story home has 4 bedrooms and 3 baths. Great open floor plan with a nice size yard "
- Listing 2** MLS COMMENTS: "CHARMING ~ WELL MAINTAINED - Are you just starting out and looking for room to add on later? Perhaps you are downsizing but still want enough land to grow a garden or create your own backyard paradise...well, look no further! This large 2 bedroom / 2 bath home with 1,560 SQ FT is located on a quiet street and includes the following exterior features: Almost 1/2 acre, a clean and completely fenced property, 2 Car Garage with Circular Driveway, a covered patio with custom pavers, RV parking through side gate to the rear of the property. Interior features include a Bright and Spacious Sun-room overlooking Backyard, a Spacious Family Room with Charming Fireplace, Large kitchen with plenty of cabinet space, Central AC/Heating, Newer Dual Pane windows throughout & Solar Panels. Water HEATER has been REPLACED and the septic system has been regularly serviced. Local amenities include nearby grocery shopping, schools, medical services, numerous restaurants, and outdoor activities to include fishing Hesperia Lake Park, camping at Mojave River Forks Regional Park, and hiking the PCT. Take a look today and don't miss out on this gem awaiting its new owner! "
- Listing 3** MLS COMMENTS: " Awesome single story home in Hesperia. Property features three spacious bedrooms and three bathrooms with cozy fireplace in living room. A lot of potential to make it your dream home with your special touch. Exterior has plenty of parking, attached 2 car garage with large front and backyard that's perfect for entertainment or just to relax. This home is centrally located and close to all including, schools, shopping, restaurants and freeways. This one is definitely a must see and will not last "

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	9558 Ponderosa Avenue	18556 Walnut St	17859 Sultana St	17901 Chestnut St
<b>City, State</b>	Hesperia, CALIFORNIA	Hesperia, CA	Hesperia, CA	Hesperia, CA
<b>Zip Code</b>	92345	92345	92345	92345
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.39 <sup>1</sup>	0.64 <sup>1</sup>	0.37 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$415,000	\$410,000	\$489,000
<b>List Price \$</b>	--	\$370,000	\$410,000	\$454,900
<b>Sale Price \$</b>	--	\$385,000	\$400,000	\$454,900
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	03/12/2024	04/01/2024	03/27/2024
<b>DOM · Cumulative DOM</b>	-- · --	140 · 140	68 · 68	188 · 188
<b>Age (# of years)</b>	68	59	46	57
<b>Condition</b>	Fair	Average	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 Modern Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame	1 Story Modern Wood Frame
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,952	1,598	1,625	2,154
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	2 · 2	4 · 2	4 · 2
<b>Total Room #</b>	8	6	8	8
<b>Garage (Style/Stalls)</b>	Detached 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>	0.42 acres	0.58 acres	0.64 acres	0.56 acres
<b>Other</b>	N, A	N, A	N, A	N, A
<b>Net Adjustment</b>	--	-\$15,030	-\$23,015	-\$76,610
<b>Adjusted Price</b>	--	\$369,970	\$376,985	\$378,290

\* 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** Adjustment Made for age at +/- \$500 per year. Adjustment made for condition at +/- \$30K per level of difference. Adjustment made for GLA at +/- \$55 per sf. MLS COMMENTS: " Well kept home with 2 large bedrooms and 2 baths is ready for a new owner. It has two living rooms, a cozy fireplace and a bonus room off the living room. The Yard is spacious in front and behind the house and has plenty of parking for cars, RV, or any toys you might have. The whole property is gated and the house is located above the street to enjoy a view of the neighborhood and surrounding mountains. Do not hesitate to schedule a private tour today. "
- Sold 2** Adjustment Made for age at +/- \$500 per year. Adjustment made for condition at +/- \$30K per level of difference. Adjustment made for GLA at +/- \$55 per sf. MLS COMMENTS: " Welcome to this charming 4 Bd 2.5 home in the community of Hesperia. This residence boasts a spacious living room, complete with a cozy fireplace, perfect for family gatherings. A generously sized kitchen, that is equipped with ample cabinet space and pantry, catering to all your storage needs. This property includes a converted garage featuring an additional bathroom and sink, offering versatility for various uses. Recent upgrades include a new roof and solar promoting energy efficiency. Fully fenced backyard provides privacy for relaxation and entertaining. This property also features RV parking and plenty of room for toys. Commuter Friendly too! "
- Sold 3** Adjustment Made for age at +/- \$500 per year. Adjustment made for condition at +/- \$30K per level of difference. Adjustment made for GLA at +/- \$55 per sf. MLS COMMENTS: "This unique remodeled home offers that ample space with unique taste and style for all of your family. Open concept kitchen with massive center island, two tone cabinets. This fully remodeled home offers new A/C unit, appliances, new luxury modern lighting, New custom vanities with led anti fog mirrors, new shower and bathtub, new flooring, newer roof and so much more. This 4 bed 2 bath split floor plan will fulfill all of your desires . Fully fenced yard, with R.V access, back covered patio. Conveniently located across the street from a community park with a baseball field and a block away from an elementary school which is walking distance. You can also find yourself minutes away from Hesperia lake and all of the center town supermarkets. This home is perfect. Come and see, you will not be disappointed! "

## 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 NOD/Short sale listing Sep 2023 and expired from the market without selling or opening escrow.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
09/08/2023	\$340,000	--	--	Expired	12/08/2023	\$340,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$378,000	\$384,000
<b>Sales Price</b>	\$378,000	\$384,000
<b>30 Day Price</b>	\$369,900	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to very limited comps of similar age and condition to the subject the search for comps had to be extended up to 1.4 mile radius in order to find enough comps for the report. The area is relatively homogeneous over that distance. In addition, search criteria for age, lot size, and GLA had to be extended in order to find enough comps for report. In order to sell the subject in a reasonable amount of time it should be priced in the upper range of the adjusted sale comps. In order to sell the subject as quickly as possible it should be priced at the lower end range of the adjusted sale comps.</p>		

### 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



Side



Side



Street



## Subject Photos



Street

## Listing Photos

**L1** 9116 G Ave  
Hesperia, CA 92345



Front

**L2** 9221 Pecan Ave  
Hesperia, CA 92345



Front

**L3** 18050 Main St  
Hesperia, CA 92345



Front

## Sales Photos

**S1** 18556 Walnut St  
Hesperia, CA 92345



Front

**S2** 17859 Sultana St  
Hesperia, CA 92345



Front

**S3** 17901 Chestnut St  
Hesperia, CA 92345



Front

### ClearMaps Addendum

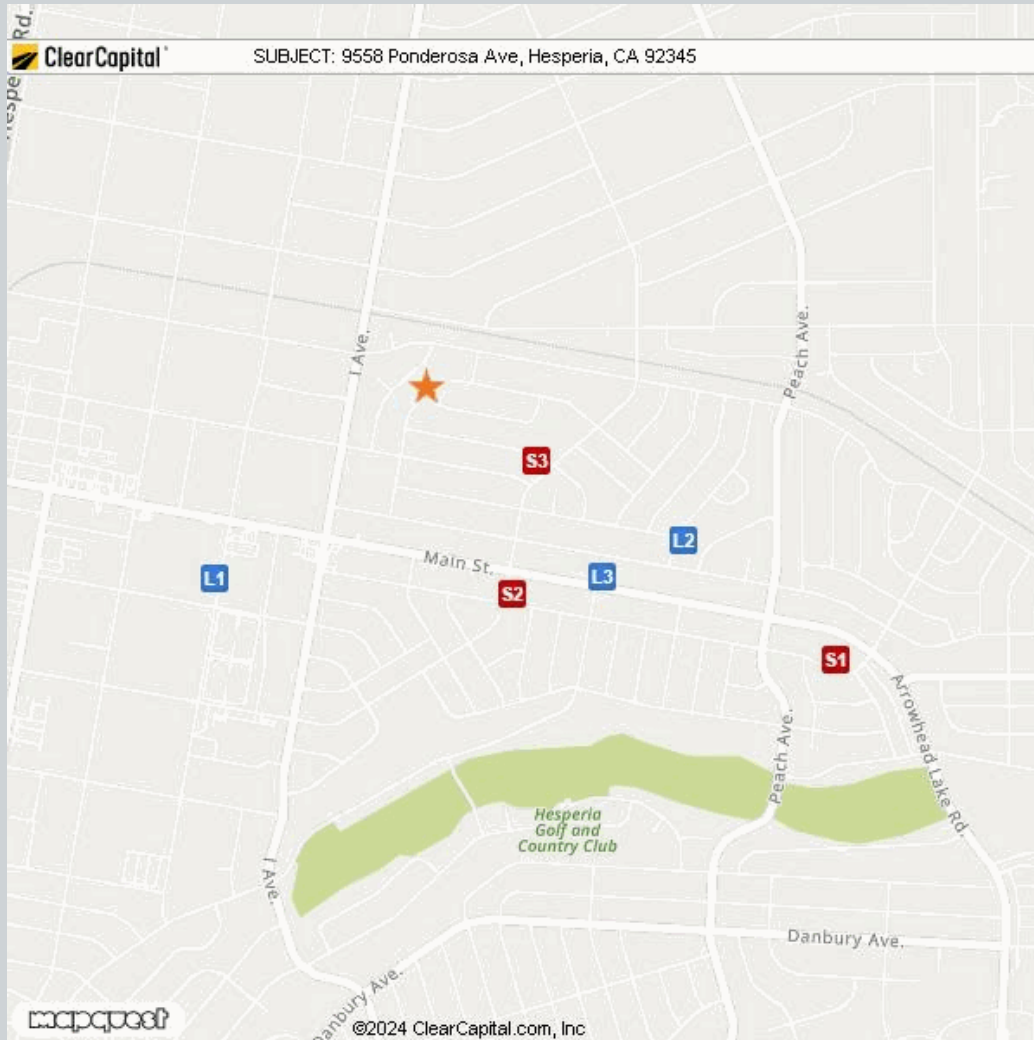
**Address** ★ 9558 Ponderosa Avenue, Hesperia, CALIFORNIA 92345

**Loan Number** 56262

**Suggested List** \$378,000

**Suggested Repaired** \$384,000

**Sale** \$378,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9558 Ponderosa Avenue, Hesperia, California 92345	--	Parcel Match
L1 Listing 1	9116 G Ave, Hesperia, CA 92345	0.81 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	9221 Pecan Ave, Hesperia, CA 92345	0.85 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	18050 Main St, Hesperia, CA 92345	0.73 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	18556 Walnut St, Hesperia, CA 92345	1.39 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	17859 Sultana St, Hesperia, CA 92345	0.64 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	17901 Chestnut St, Hesperia, CA 92345	0.37 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>	Jeffrey Nyal	<b>Company/Brokerage</b>	Coldwell Banker Home Source
<b>License No</b>	01373556	<b>Address</b>	18484 Hwy 18 Ste 150 Apple Valley CA 92307
<b>License Expiration</b>	03/17/2027	<b>License State</b>	CA
<b>Phone</b>	7608877779	<b>Email</b>	jeffnyal@gmail.com
<b>Broker Distance to Subject</b>	7.98 miles	<b>Date Signed</b>	07/20/2024

*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.**