

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	17389 Hibiscus Street, Fontana, CA 92335	Order ID	9102519	Property ID	34966825
Inspection Date	01/09/2024	Date of Report	01/09/2024		
Loan Number	56301	APN	0194-203-10-0000		
Borrower Name	Catamount Properties 2018 LLC	County	San Bernardino		

Tracking IDs

Order Tracking ID	1.9_BPO	Tracking ID 1	1.9_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	PHILIP RUIZ	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	\$4,802	
Assessed Value	\$372,547	
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	Public	

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 stable. 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: \$330,000 High: \$702,000	
Market for this type of property	Remained Stable for 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 stable. 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	17389 Hibiscus Street	17556 Pinedale Ave	17414 Pine Ave	17532 Pine Ave
City, State	Fontana, CA	Fontana, CA	Fontana, CA	Fontana, CA
Zip Code	92335	92335	92335	92335
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.10 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$535,000	\$615,000	\$46,000
List Price \$	--	\$501,000	\$599,900	\$460,000
Original List Date		08/12/2023	10/31/2023	12/11/2023
DOM · Cumulative DOM	-- · --	84 · 150	62 · 70	1 · 29
Age (# of years)	69	62	67	64
Condition	Average	Average	Average	Average
Sales Type	--	Short Sale	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	1,757	1,917	1,841	1,269
Bdrm · Bths · ½ Bths	3 · 3	3 · 1 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
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	Pool - Yes	Pool - Yes	--	--
Lot Size	0.22 acres	0.22 acres	0.18 acres	0.26 acres
Other	--	--	--	--

* Listing 1 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: Short Sale Approved, prior buyer couldn't hang-in. This home has great bones, in-ground pool, pool toy storage room, newer pool pump, new water heater, new plumbing at kitchen sink, cover patio, Sun room, a side yard for parking your trailer, jet ski's, boat or classic car and is in a very desirable neighborhood at the end of a cul-de-sac...property needs some TLC! (Paint, flooring) MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable is a short-sale with agent notes indicating bank approval at current list price. Comparable is in active-under-contract status since 01/08/24. Comparable and subject are roughly equal with GLA difference offset by bath counts. Comparable is most comparable due to pool characteristic.
- Listing 2** MLS Description: Price Reduction! Price Reduction! Seller is willing to assist buyer(s) with c/c or point buy down... This is a wonderful opportunity to own a beautiful home in an well established and original city of Fontana. This is a very sought after area of Fontana due to its convenient location close to Kaiser Hospital. This home is also located walking distance to major supermarkets and commercial establishments and also is minutes away from major highways such as Interstate 10, 60 & Interstate 210. Bring your qualified buyers because this cozy home nestled in this beautiful area of Fontana will not last long. MY COMMENTS: Comparable and subject are in similar neighborhoods. Subject is pool home, comparable no pool. Comparable specifically selected due to proximity. Comparable is a probate sale, no court confirmation required. Comparable is slightly inferior due to pool and lot size differences with an offset for GLA. Comparable is in pending status since 01/03/24
- Listing 3** MLS Description: Property Being Sold As-Is. 3 Bedrooms, 2 Baths, Roof is 3 years old. MY COMMENTS: Comparable and subject are in similar neighborhoods. Subject is pool home, comparable no pool. Comparable specifically selected for proximity. Comparable is inferior due to GLA and pool differences. Comparable is in pending status since 12/18/23.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	17389 Hibiscus Street	17524 Orchid Dr	9368 Kaiser Ave	17174 Holly Dr
City, State	Fontana, CA	Fontana, CA	Fontana, CA	Fontana, CA
Zip Code	92335	92335	92335	92335
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.40 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$535,000	\$515,999	\$510,000
List Price \$	--	\$535,000	\$524,999	\$510,000
Sale Price \$	--	\$529,000	\$532,000	\$540,000
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	09/18/2023	09/08/2023	07/25/2023
DOM · Cumulative DOM	-- · --	6 · 46	9 · 58	13 · 53
Age (# of years)	69	51	70	59
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	1,757	2,073	1,184	1,730
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	2 · 1	3 · 2
Total Room #	6	6	5	6
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	Pool - Yes	Pool - Yes	Pool - Yes	--
Lot Size	0.22 acres	0.22 acres	0.18 acres	0.20 acres
Other	--	--	--	--
Net Adjustment	--	-\$28,800	+\$45,000	+\$10,900
Adjusted Price	--	\$500,200	\$577,000	\$550,900

* 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: Large Fontana pool home. Bring your tools and imagination. This home is ready to be transformed into a Diamond from its current rough condition. This home offers 3 bedrooms 2 baths, a spacious living room, a large dining room, and a huge family room/den additional room adjacent to the den can be used as an office or guest bedroom. Super large backyard that offers a pool and plenty of space to entertain. The pool does need attention as well. Being sold as-is! MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable specifically selected due to relatively recent sale date and pool characteristic and is most comparable due to pool. Adjustments of -\$18000 age difference at \$1000/year, -\$15800 GLA difference at \$50/sq ft, +\$5000 full bath count for a total adjustment of -\$28,800.
- Sold 2** MLS Description: Cute and Cuddly Pool Home with room to park your RV and Toys!!! This Spacious 2 Bedroom, One Bath 2 Car garage, "Custom Pool" and Jacuzzi Home won't last for long. You'll step into a Warm, well thought out Floor Plan that's just right for you.... Not too big, Not too Small. This home features 2 spacious bedrooms, each with nice size closets, 1 Large "Full Bathroom", a Kitchen perfect for preparing that special meal just for your family or serving it up BIG on those special occasions! The kitchen is adorned with formica countertops that are embraced by an Amazing decorative Backsplash. Your kitchen also has a breakfast nook that flows right into the formal dining, which creates a nice flow throughout the home for entertaining friends and family. The formal dining area flows into the living room, which creates an Amazing GREAT ROOM! And when you're ready to Cool Down...head it to the back to enjoy your Custom Swimming Pool and Jacuzzi in the privacy of your backyard. The backyard is mostly hardscape and offers plenty of extra room for all of you family and friends. This home sits on a very large lot with a long driveway for plenty of parking and with an electrical entry gate. Neighborhood offers practically everything; great restaurants, entertainment, markets, library, quick and easy access to the 10 Fwy and 210 Fwy, Kaiser Hospital and NASCAR. The Only One Missing is You! MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable specifically selected for pool characteristic and sale date. Comparable is in overall average condition with dated updates. Adjustments of -\$6200 buyer credit, +\$1000 age difference, +\$28,700 GLA difference, +\$7500 bedroom count, +\$10000 full bath count, +\$4000 lot size difference at \$1000/0.01 acre lot size difference for a total adjustment of +\$45000
- Sold 3** MLS Description: Great Property on Cul-de-sac Location. House needs updating, Great Project. Many Possibilities. Lots of Space Inside and Outside. Driveway is Long, so Much Potential. Spacious, Fireplace. Great Location close to Everything MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable is a slightly aged sale date however was specifically selected for GLA and condition. Subject is pool home, comparable no pool. Adjustments of -\$10000 age difference, +\$1400 GLA difference, +\$5000 full bath difference, +\$12500 pool difference, +\$2000 lot size difference for a total adjustment of +\$10900

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows multiple historical listings for subject property, the most recent a sale in 2015. CRMLS is the primary MLS for the area. 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. Public records show subject was sold to 3rd party via trustee sale on 1/8/24.			
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	\$529,900	\$529,900
Sales Price	\$529,900	\$529,900
30 Day Price	\$529,900	--
Comments Regarding Pricing Strategy		
The suggested list considers the current listings with a notation that all are in under-contract status. The sale price is expected at full list, consistent with overall market dynamics. The 30 day price and sale price are the same due to DOM running under 30 days in this marketplace.		

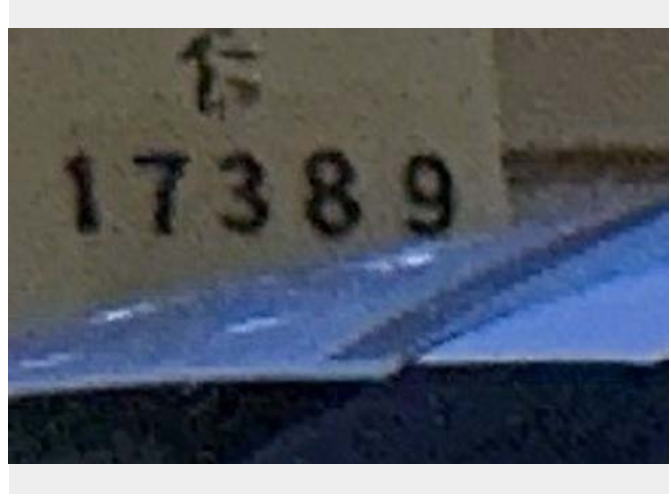
Clear Capital Quality Assurance Comments Addendum

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.
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Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 17556 Pinedale Ave
Fontana, CA 92335



Front

L2 17414 Pine Ave
Fontana, CA 92335



Front

L3 17532 Pine Ave
Fontana, CA 92335



Front

Sales Photos

S1 17524 Orchid Dr
Fontana, CA 92335



Front

S2 9368 Kaiser Ave
Fontana, CA 92335



Front

S3 17174 Holly Dr
Fontana, CA 92335



Front

ClearMaps Addendum

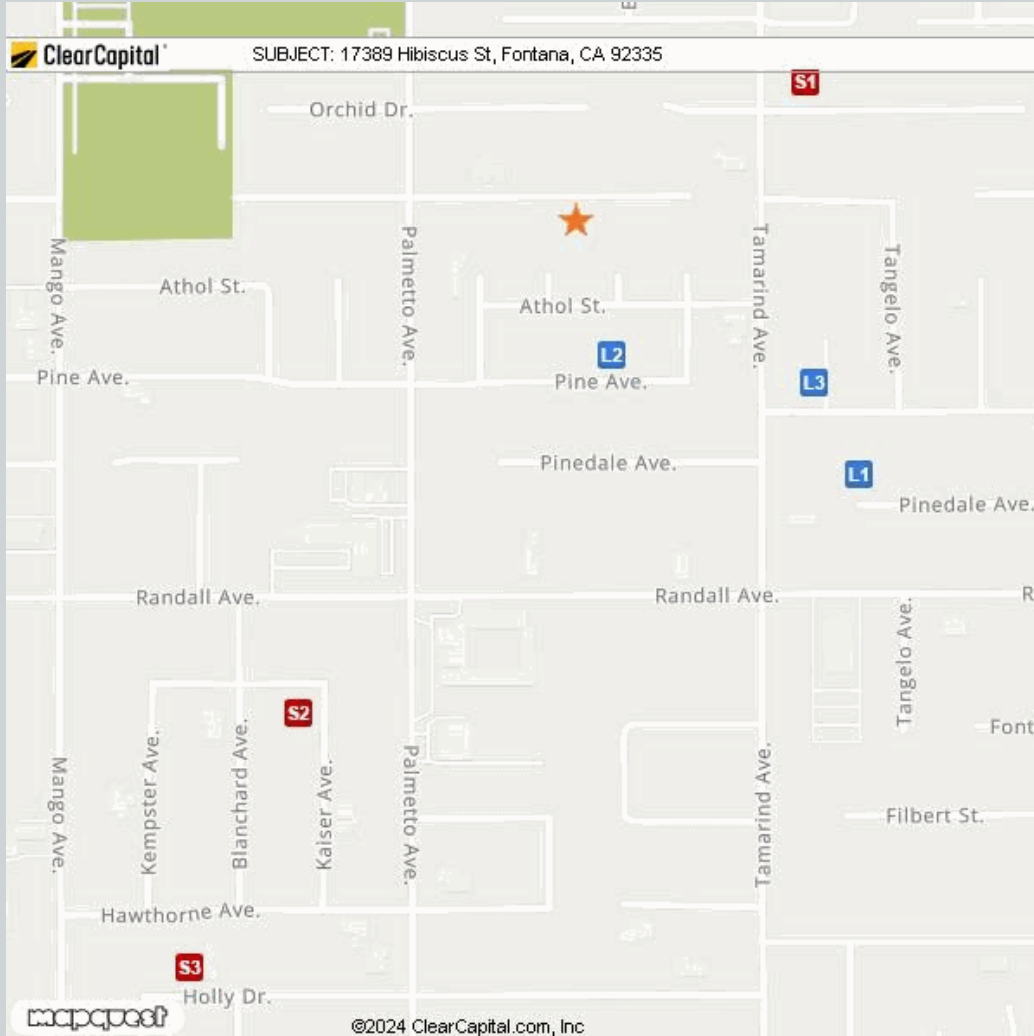
Address ★ 17389 Hibiscus Street, Fontana, CA 92335

Loan Number 56301

Suggested List \$529,900

Suggested Repaired \$529,900

Sale \$529,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17389 Hibiscus Street, Fontana, CA 92335	--	Parcel Match
L1 Listing 1	17556 Pinedale Ave, Fontana, CA 92335	0.27 Miles ¹	Parcel Match
L2 Listing 2	17414 Pine Ave, Fontana, CA 92335	0.10 Miles ¹	Parcel Match
L3 Listing 3	17532 Pine Ave, Fontana, CA 92335	0.20 Miles ¹	Parcel Match
S1 Sold 1	17524 Orchid Dr, Fontana, CA 92335	0.19 Miles ¹	Parcel Match
S2 Sold 2	9368 Kaiser Ave, Fontana, CA 92335	0.40 Miles ¹	Parcel Match
S3 Sold 3	17174 Holly Dr, Fontana, CA 92335	0.60 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	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	10.88 miles	Date Signed	01/09/2024

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.