



Exterior-Only Inspection Residential Appraisal Report

58082 File # 35728360

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 2190 N Deborah Rd City Palm Springs State CA Zip Code 92262
Borrower Catamount Properties 2018 LLC Owner of Public Record Desert Springs Management Llc, County Riverside
Legal Description LOT 61 MB 029/043 DESERT PARK ESTATES 3
Assessor's Parcel # 501-294-013 Tax Year 2023 R.E. Taxes \$ 8,460
Neighborhood Name Desert Park Estates Map Reference 40140 Census Tract 0446.04
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments \$ 268 [ ] PUD HOA \$ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Servicing
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 170;See attached addenda.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [ ] Urban [X] Suburban [ ] Rural Property Values [ ] Increasing [X] Stable [ ] Declining PRICE AGE One-Unit 90 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25% Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply \$ (000) (yrs) 2-4 Unit 0 %
Growth [ ] Rapid [X] Stable [ ] Slow Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths 550 Low 1 Multi-Family 0 %
Neighborhood Boundaries E San Rafael Drive to the north, N Whitewater Club Drive to the east, E Vista 1,500 High 66 Commercial 10 %
Chino to the south and N Sunrise Way to the west. 883 Pred. 43 Other 0 %
Neighborhood Description The subject is located in a tract of Q2-Q4 quality homes ranging in size from 1,100-4,000 square feet being of various styles. Highway 111 is within 1 mile of the subject, providing access to local employment and Southern California's freeway network. All schools, shopping, and supporting services are within 5 miles.
Market Conditions (including support for the above conclusions) Property values appear to be stable, with a balanced supply of inventory and marketing time of competitively priced homes being under 3 months. Current interest rates range from 6% to 8%. Concessions not exceeding 3% are typical in this market area. Conventional and FHA financing are prevalent in this market area.

SITE

Dimensions 105' x 105' Area 11025 sf Shape Rectangular View N;Res;
Specific Zoning Classification R-1C Zoning Description SINGLE-FAMILY RESIDENTIAL 10,000 SQ. FT.ZONE
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe The subject's current use is legal, physically possible, maximally productive and economically feasible at this time.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [ ] Water [X] [ ] Street Asphalt [X] [ ]
Gas [X] [ ] Sanitary Sewer [X] [ ] Alley None [ ] [ ]
FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 06065C1557G FEMA Map Date 08/28/2008
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [X] Yes [ ] No If Yes, describe
The school, Freeway and commercial properties within 2 miles have no impact on value or marketability. All comparables have similar external influences. The subject is a corner site. No impact on value or marketability. The subject and all comparables are located adjacent to the Palm Springs International Airport resulting in heavy air traffic noise.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [X] MLS [X] Assessment and Tax Records [ ] Prior Inspection [ ] Property Owner
[ ] Other (describe) Data Source for Gross Living Area CoreLogic
General Description General Description Heating/Cooling Amenities Car Storage
Units [X] One [ ] One with Accessory Unit [X] Concrete Slab [ ] Crawl Space [X] FWA [ ] HWBB [ ] Fireplace(s) # 0 [ ] None
# of Stories 1 [ ] Full Basement [ ] Finished [ ] Radiant [ ] Woodstove(s) # 0 [X] Driveway # of Cars 2
Type [X] Det. [ ] Att. [ ] S-Det./End Unit [ ] Partial Basement [ ] Finished [ ] Other [X] Patio/Deck Patio Driveway Surface Driveway
[X] Existing [ ] Proposed [ ] Under Const. Exterior Walls Stucco Fuel Gas [ ] Porch None [X] Garage # of Cars 2
Design (Style) Bungalow Roof Surface Composition [X] Central Air Conditioning [X] Pool In-Ground [ ] Carport # of Cars 0
Year Built 1981 Gutters & Downspouts None [ ] Individual [X] Fence Masonry [X] Attached [ ] Detached
Effective Age (Yrs) 20 Window Type VSG [ ] Other [ ] Other None [ ] Built-in
Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.1 Bath(s) 1,242 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None Observed.
Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;The subject is of Q4 quality construction and reflects C3 overall condition. Physical depreciation is decelerated due to extensive upgrading in 2023 (based on the subject's prior MLS photos). Upgraded vinyl windows, quartz counters, stainless steel appliances, tile flooring, paint, , tile wainscoting, upgraded plumbing and lighting fixtures. It is assumed that the interior is of the same condition as its most recent listing. This is an extraordinary assumption, which if proven wrong would affect the appraisal results.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No
If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Exterior-Only Inspection Residential Appraisal Report

58082
File # 35728360

There are 23 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 645,000 to \$ 1,495,000
There are 30 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 550,000 to \$ 1,500,000

Table with columns: FEATURE, SUBJECT, COMPARABLE SALE # 1, COMPARABLE SALE # 2, COMPARABLE SALE # 3. Rows include Address, Proximity to Subject, Sale Price, Data Source(s), VALUE ADJUSTMENTS, and various property details.

SALES COMPARISON APPROACH

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) FARES

My research did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) FARES

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

Table with columns: ITEM, SUBJECT, COMPARABLE SALE #1, COMPARABLE SALE #2, COMPARABLE SALE #3. Rows include Date of Prior Sale/Transfer, Price of Prior Sale/Transfer, Data Source(s), Effective Date of Data Source(s).

Analysis of prior sale or transfer history of the subject property and comparable sales The subject prior sale was an arms-length transaction. It appears to have sold at an above market price. Due to this, its current value is less than the prior sale price. The subject has another prior sale on 07/29/2021 for \$611,000 which was an arms-length transaction. Comparables 1-3 have no prior sales in the last 12 months to analyze.

Summary of Sales Comparison Approach All comparables are standard sales located in the subject's market area. The comparables are arranged in order of weight.

Comparable 1 given the most weight because it requires the fewest adjustments. Comparable 2 given secondary weight because it requires the second fewest adjustments. It has recent interior upgrades: wood flooring, paint, stainless steel appliances, fixtures, quartz counters, warranting a condition adjustment. Comparable 3 given tertiary weight because it requires the third fewest adjustments.

Indicated Value by Sales Comparison Approach \$ 830,000

Indicated Value by: Sales Comparison Approach \$ 830,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The final opinion of value is bracketed by the adjusted comparable prices. Primary weight given to Sales Comparison approach. Cost Approach was excluded due to a lack of relevant land sale comparables. Income production is not generally considered a basis for purchasing SFR properties in this neighborhood. Due to this, there is not adequate data available to use the Income Approach.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 830,000, as of 07/25/2024, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

# Exterior-Only Inspection Residential Appraisal Report

58082  
File # 35728360

### Comparable Adjustments:

Concessions do not warrant an adjustment. Based on a paired sale analysis of the comparables in this report.  
 Condition @ \$75,000. Based on a paired sale analysis of the comparables in this report.  
 Bedroom Count @ \$25,000 per room.  
 Bathroom Count @ \$5,000 per half room. Based on a paired sale analysis of the comparables in this report.  
 Gross Living Area @ \$50/SF (rounded). Based on a paired sale analysis of the comparables in this report.  
 Age has been considered in condition. Due to upgrading, all comparables without a condition adjustment are of similar effective age.  
 All adjustments are based on paired sale, statistical or historical analysis.  
 Due to the comparables having similar flat, usable site areas, lot size adjustments are not warranted.

### Comparable Search Parameters:

The comparable search included all listing, pending and closed sales within the neighborhood that are standard sales which have sold in the last 12 months. An emphasis was place on using comparables that are located in the subject's immediate neighborhood, of similar quality, of similar condition, with similar amenities, of similar age, in that order.

ADDITIONAL COMMENTS

The special assessments are collected annually along with the property taxes. They are itemized in the attached Property Profile addendum. The special assessments have no impact on the subject's marketability. All comparables have similar assessments. Per the form and FNMA requirements, the assessments have been separated from the property tax amount on the form. Assessments are not Ad Valorem.

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The cost approach is not required by the client and is not required for credible results. It is not relevant due to limited land sale comparables.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data	DWELLING Sq.Ft. @ \$	= \$
Quality rating from cost service Effective date of cost data	Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		= \$
	Garage/Carport Sq.Ft. @ \$	= \$
	Total Estimate of Cost-New	= \$
	Less Physical Functional External	
	Depreciation	= \$( )
	Depreciated Cost of Improvements	= \$
	"As-is" Value of Site Improvements	= \$
Estimated Remaining Economic Life (HUD and VA only) 49 Years	INDICATED VALUE BY COST APPROACH	= \$

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach  
 Summary of Income Approach (including support for market rent and GRM) Income production is not generally recognized as a basis for buying SFR properties in this market. Due to this, there is a lack of reliable data to accurately complete this approach to value.

INCOME

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached  
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

PUD INFORMATION

Total number of phases Total number of units Total number of units sold  
 Total number of units rented Total number of units for sale Data source(s)  
 Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion  
 Does the project contain any multi-dwelling units?  Yes  No Data Source(s)  
 Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

**Exterior-Only Inspection Residential Appraisal Report**58082  
File # 35728360

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**Exterior-Only Inspection Residential Appraisal Report**58082  
File # 35728360

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

# Exterior-Only Inspection Residential Appraisal Report

58082  
File # 35728360

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Anthony Porter  
 Company Name Velox Valuations LLC  
 Company Address 704 South State Road 135, Ste D, #393  
Greenwood, IN 46143  
 Telephone Number 951.452.1517  
 Email Address anthony.porter@veloxval.com  
 Date of Signature and Report 07/29/2024  
 Effective Date of Appraisal 07/25/2024  
 State Certification # AR034120  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CA  
 Expiration Date of Certification or License 05/20/2026

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**ADDRESS OF PROPERTY APPRAISED**

2190 N Deborah Rd  
Palm Springs, CA 92262  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 830,000

**LENDER/CLIENT**

Name Clear Capital  
 Company Name Wedgewood Inc  
 Company Address 2015 Manhattan Beach Blvd, Suite 100,  
Redondo Beach, CA 90278  
 Email Address \_\_\_\_\_

**SUBJECT PROPERTY**

- Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

# Exterior-Only Inspection Residential Appraisal Report

58082  
File # 35728360

	FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6													
SALES COMPARISON APPROACH	Address	2190 N Deborah Rd Palm Springs, CA 92262	2777 N Farrell Dr Palm Springs, CA 92262			2830 E Vincentia Rd Palm Springs, CA 92262			2783 N Cerritos Rd Palm Springs, CA 92262													
	Proximity to Subject		0.50 miles NE			0.59 miles E			0.39 miles NE													
	Sale Price	\$		\$ 750,000			\$ 795,000			\$ 837,000												
	Sale Price/Gross Liv. Area	\$	sq.ft.	\$ 452.08	sq.ft.	\$ 505.73	sq.ft.	\$ 641.87	sq.ft.	\$												
	Data Source(s)		CRMLS#24356241;DOM 37			CRMLS#24407471;DOM 7			CRMLS#219111879PS;DOM 68													
	Verification Source(s)		Doc#2024-0124987			FARES/Agent			FARES/Agent													
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment			DESCRIPTION	+(-) \$ Adjustment			DESCRIPTION	+(-) \$ Adjustment										
	Sales or Financing Concessions		ArmLth Conv;0			Listing			Listing													
	Date of Sale/Time		s04/24;c03/24			c07/24			Active													
	Location	N;Res;	N;Res;			N;Res;			N;Res;													
	Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple													
	Site	11025 sf	12632 sf		0	12632 sf		0	10890 sf		0											
	View	N;Res;	N;Res;			N;Res;			N;Res;													
	Design (Style)	DT1;Bungalow	DT1;Bungalow			DT1;Bungalow			DT1;Bungalow													
	Quality of Construction	Q4	Q4			Q4			Q4													
	Actual Age	43	66		0	65		0	47		0											
	Condition	C3	C4		+75,000	C3			C3													
	Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths									
	Room Count	6	3	2.1	6	2	2.1	6	3	3.0	6	3	2.0									
	Gross Living Area	1,242 sq.ft.			1,659 sq.ft.			-20,900			1,572 sq.ft.			-16,500			1,304 sq.ft.			0		
	Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf													
	Functional Utility	Average	Average			Average			Average													
	Heating/Cooling	FWA, C/A	FWA, C/A			FWA, C/A			FWA, C/A													
	Energy Efficient Items	None	None			None			None													
	Garage/Carport	2ga2dw	2ga2dw			2ga2dw			2ga2dw													
Porch/Patio/Deck	Patio	Patio			Patio			Patio														
Pool	Pool	Pool			Pool			Pool														
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 79,100			<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -21,500			<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,000											
Adjusted Sale Price of Comparables		Net Adj. 10.5 %				Net Adj. 2.7 %				Net Adj. 0.6 %												
		Gross Adj. 16.1 %	\$ 829,100			Gross Adj. 2.7 %	\$ 773,500			Gross Adj. 0.6 %	\$ 842,000											
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).																						
SALE HISTORY	ITEM	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6											
	Date of Prior Sale/Transfer	03/15/2023			06/30/2023																	
	Price of Prior Sale/Transfer	\$1,300,000			\$700,000																	
	Data Source(s)	Black Knight			Black Knight			Black Knight			Black Knight											
	Effective Date of Data Source(s)	07/29/2024			07/29/2024			07/29/2024			07/29/2024											
Analysis of prior sale or transfer history of the subject property and comparable sales																						
analyze. Comparables 5 & 6 have no prior sales in the last 12 months to																						
The prior sale of comparable 4 appears to have been an arms-length transaction.																						
Analysis/Comments																						
Comparable 4 is relevant because it is physically similar. It has work carpet and paint and original bathrooms, warranting a condition adjustment. It has been used because it brackets bathroom count.																						
Comparable 5 is relevant because it is physically similar.																						
Comparable 6 is relevant because it is physically similar.																						
ANALYSIS / COMMENTS																						



# Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 2190 N Deborah Rd City Palm Springs State CA ZIP Code 92262

Borrower Catamount Properties 2018 LLC

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	14	11	5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.33	3.67	1.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	6	7	23	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.57	1.91	13.8	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$855,000	\$815,000	\$850,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	37	32	66	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$842,000	\$875,000	\$949,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	85	54	61	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	96.15	98.73	98.01	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). CRMLS indicates there were 30 closed sales during the past 12 months and 5 of those sales contained seller concessions which is 17% of the total transactions in this market area. Prior Months 7-12: 14 Sales; 3 with concessions; 21% of sales for this period. 4-6: 11 Sales; 2 with concessions; 18% of sales for this period. 0-3: 5 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between \$2 and \$30,000. The median concession amount is \$16,000.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties). CRMLS indicates there were 30 closed sales during the past 12 months and 2 of those sales were either foreclosures or short sales which is 7% of the total transactions in this market area. Prior Months 7-12: 14 Sales; 0 foreclosures or short sales; 0% of sales for this period. 4-6: 11 Sales; 2 foreclosures or short sales; 18% of sales for this period. 0-3: 5 Sales; 0 foreclosures or short sales; 0% of sales for this period.

Cite data sources for above information. CRMLS was the data source used to complete the Market Conditions Addendum. 7/29/2024

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Based on the analysis above, the subject's market area are stable, with a balanced supply of inventory and marketing times of under 3 months. The expiration ratio is less than 10%, indicating very strong demand.

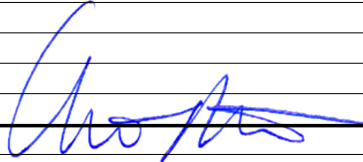
If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 

Appraiser Name Anthony Porter

Company Name Velox Valuations LLC

Company Address 704 South State Road 135, Ste D, #393, Greenwoor

State License/Certification # AR034120 State CA

Email Address anthony.porter@veloxval.com

Signature

Supervisory Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address

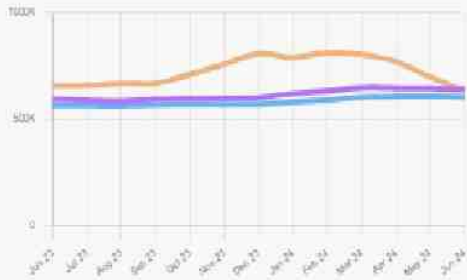
# Market Trend Analysis - Page 1

## Market Overview - 92262 - Palm Springs, CA

<b>Total Closed Sales Count (Monthly Average)</b> <b>66</b> 5 years May average: 101 sales	<b>Average Sales Price (Tax - Monthly Average)</b> <b>\$766,312</b> 5 years May average: \$750,647	<b>Total Active Listings Count (Monthly Average)</b> <b>434</b> 5 years June average: 261 listings
<b>Days On Market (Monthly Average)</b> <b>71</b> Avg 5 years June average: 53 days	<b>Average sale \$/Sqft (Tax - Monthly Average)</b> <b>\$416</b> 5 years May average: \$412	<b>Sale Price to List Price (Monthly Average)</b> <b>96%</b> Ratio 5 years June average: 97.2%

### Average Sales Price

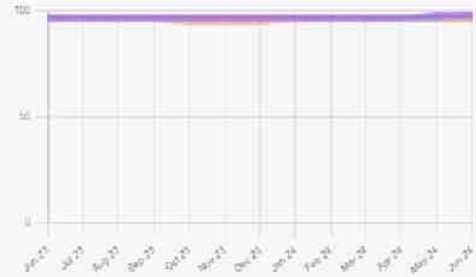
MLS Tax



Actual Current month - Jun 24  
**\$636,126**  
 Actual Prior month - May 24  
**\$697,501** ↘ 9.6%  
 Same month prior year  
**\$657,086** ↘ 3.3%

Riverside, California Riverside-San Bernardino-Ontario, CA 92262

### Average Sale to Original List Price Ratio

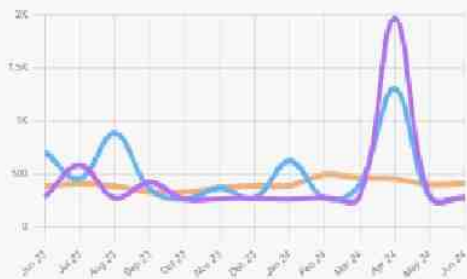


Actual Current month - Jun 24  
**96%**  
 Actual Prior month - May 24  
**100%** ↘ 4.1%  
 Same month prior year  
**97.2%** ↘ 1.3%

Riverside, California Riverside-San Bernardino-Ontario, CA 92262

### Average Price per Square Foot

MLS Tax

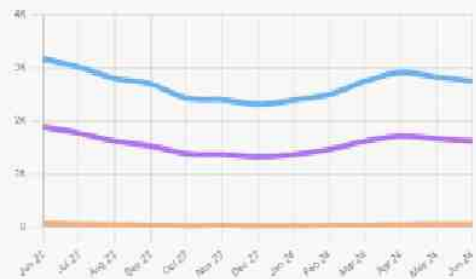


Actual Current month - Jun 24  
**\$414**  
 Actual Prior month - May 24  
**\$404** ↗ 2.4%  
 Same month prior year  
**\$391** ↗ 5.6%

Riverside, California Riverside-San Bernardino-Ontario, CA 92262

### Number of sales

MLS Tax

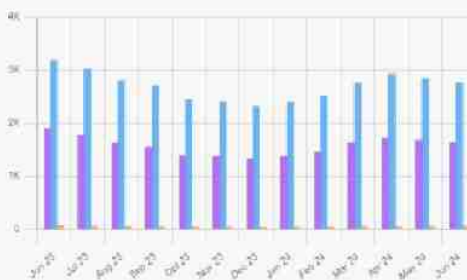


Actual Current month - Jun 24  
**63**  
 Actual Prior month - May 24  
**61.0** ↗ 3.2%  
 Same month prior year  
**79.0** ↘ 25.4%

Riverside, California Riverside-San Bernardino-Ontario, CA 92262

### Change in Sales Activity

MLS Tax



Actual Current month - Jun 24  
**63**  
 Actual Prior month - May 24  
**61.0** ↗ 3.2%  
 Same month prior year  
**79.0** ↘ 25.4%

Riverside, California Riverside-San Bernardino-Ontario, CA 92262

### Average Sales Price

MLS Tax

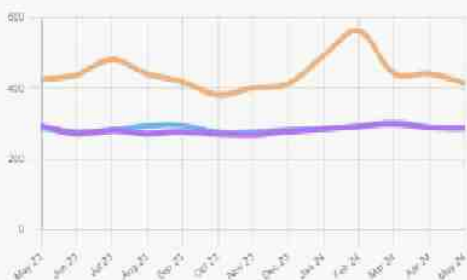


Actual Current month - May 24  
**\$766,312**  
 Actual Prior month - Apr 24  
**\$812,176** ↘ 5.6%  
 Same month prior year  
**\$714,709** ↗ 6.7%

Riverside, California Riverside-San Bernardino-Ontario, CA 92262

### Average Price per Square Foot

MLS Tax



Actual Current month - May 24  
**\$416**  
 Actual Prior month - Apr 24  
**\$443** ↘ 6.6%  
 Same month prior year  
**\$426** ↘ 2.4%

Riverside, California Riverside-San Bernardino-Ontario, CA 92262

### Number of sales

MLS Tax



Actual Current month - May 24  
**66**  
 Actual Prior month - Apr 24  
**74.0** ↘ 12.1%  
 Same month prior year  
**91.0** ↘ 27.3%

Riverside, California Riverside-San Bernardino-Ontario, CA 92262

# Market Trend Analysis - Page 2

Riverside, California 92262  
Riverside-San Bernardino-Ontario, CA

Riverside, California 92262  
Riverside-San Bernardino-Ontario, CA

## Change in Sales Activity

MLS Tax



Riverside, California 92262  
Riverside-San Bernardino-Ontario, CA

**Supplemental Addendum**

File No. 35728360

Borrower	Catamount Properties 2018 LLC				
Property Address	2190 N Deborah Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender/Client	Wedgewood Inc				

**Highest & Best Use Opinion Rationale / Current Use**

As part of this assignment, the appraiser has developed an opinion of the highest and best use of the real property defined, described and reflected in this appraisal report, as it is currently improved (existing or proposed). Based upon the physical inspection, property owner interviews and/or information available to the appraiser within the normal course of business, the current use (or proposed use) of the subject property as of the effective date of this appraisal is a single family residential use.

Based upon available zoning, deed restriction, and/or neighborhood covenant data, the current use of the subject property is legally permissible. The appraiser has uncovered no information (survey's, adverse easements, encroachments, etc...) available within the normal course of business to suggest that the current use of the property is not physically possible. As an improved (existing or proposed) property with obvious remaining economic life, the current use is considered to be financially feasible. Based upon limitations imposed by zoning, deed restriction, and/or neighborhood covenants on alternative uses, there does not appear to be any other potential use (either currently legal, or reasonably likely to become legal) that would produce a greater return to the real estate. Therefore, the current use is also considered to be maximally productive. Based upon the above rationale, it is this appraiser's opinion that the highest and best use of the subject property, as improved, is the current use.

In order to develop an opinion of the market value of the subject's site, the appraiser has also developed an opinion of the highest and best use of the site, as though vacant. The current use of the site is as a single, residential building site. Based upon limitations imposed by zoning, deed restriction, and/or neighborhood covenants on alternative uses, there does not appear to be any other potential use of the site, as though vacant, (either currently legal, or reasonably likely to become legal), that would produce a greater return to the real estate than the current use. Therefore, the site's current use is also considered to be the highest and best use of the site, as though vacant.

**• Comparable Summary**

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	825,000	0.6	0.6	830,000	32.3
Comp #2:	850,000	1.2	1.2	860,400	31.26
Comp #3:	815,000	1.4	1.4	826,200	30.92
Comp #4:	750,000	10.5	16.1	829,100	5.52
Comp #5:	795,000	2.7	2.7	773,500	
Comp #6:	837,000	0.6	0.6	842,000	

ESTIMATED INDICATED VALUE OF THE SUBJECT: 830,000

**• Indicated Weight Value**

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

**• Exterior-Only: Subject - Data Source(s), Offering Price(s), Date(s)**

Subject was listed on 12/15/2023 for \$625,000. It was withdrawn on 06/05/2024;CRMLS#OC23226635;DOM 72;Subject was listed on 10/02/2023 for \$900,000. The price changed to \$650,000. It was withdrawn on 12/15/2023;CRMLS#OC23183622;

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

### Example:

3.2 indicates three full baths and two half baths.





## Subject Photos

Borrower	Catamount Properties 2018 LLC			
Property Address	2190 N Deborah Rd			
City	Palm Springs	County	Riverside	State CA      Zip Code 92262
Lender/Client	Wedgewood Inc			



### Subject Front

2190 N Deborah Rd  
 Sales Price  
 Gross Living Area 1,242  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.1  
 Location N;Res;  
 View N;Res;  
 Site 11025 sf  
 Quality Q4  
 Age 43



### Subject Front



### Subject Street



### Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	2190 N Deborah Rd				
City	Palm Springs	County	Riverside	State	CA
Lender/Client	Wedgewood Inc		Zip Code	92262	



#### Comparable 1

2391 N San Antonio Rd  
 Prox. to Subject 0.72 miles E  
 Sale Price 825,000  
 Gross Living Area 1,260  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9583 sf  
 Quality Q4  
 Age 44



#### Comparable 2

2080 N San Gorgonio Rd  
 Prox. to Subject 0.70 miles E  
 Sale Price 850,000  
 Gross Living Area 1,134  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9583 sf  
 Quality Q4  
 Age 48



#### Comparable 3

2897 E San Marino Rd  
 Prox. to Subject 0.65 miles SE  
 Sale Price 815,000  
 Gross Living Area 1,118  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 11761 sf  
 Quality Q4  
 Age 45

### Comparable Photo Page

Borrower	Catamount Properties 2018 LLC				
Property Address	2190 N Deborah Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender/Client	Wedgewood Inc				



#### Comparable 4

2777 N Farrell Dr  
 Prox. to Subject 0.50 miles NE  
 Sale Price 750,000  
 Gross Living Area 1,659  
 Total Rooms 6  
 Total Bedrooms 2  
 Total Bathrooms 2.1  
 Location N;Res;  
 View N;Res;  
 Site 12632 sf  
 Quality Q4  
 Age 66



#### Comparable 5

2830 E Vincentia Rd  
 Prox. to Subject 0.59 miles E  
 Sale Price 795,000  
 Gross Living Area 1,572  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 3.0  
 Location N;Res;  
 View N;Res;  
 Site 12632 sf  
 Quality Q4  
 Age 65



#### Comparable 6

2783 N Cerritos Rd  
 Prox. to Subject 0.39 miles NE  
 Sale Price 837,000  
 Gross Living Area 1,304  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 10890 sf  
 Quality Q4  
 Age 47



### Location Map

Borrower	Catamount Properties 2018 LLC				
Property Address	2190 N Deborah Rd				
City	Palm Springs	County	Riverside	State	CA Zip Code 92262
Lender/Client	Wedgewood Inc				



# Plat Map

501-29  
29-8-3

POR. SW 1 T. 4S., R. 4E  
CITY OF PALM SPRINGS

T.R.A. 011-030

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

AUG 03 2007

ANGLE = 108°

34

32

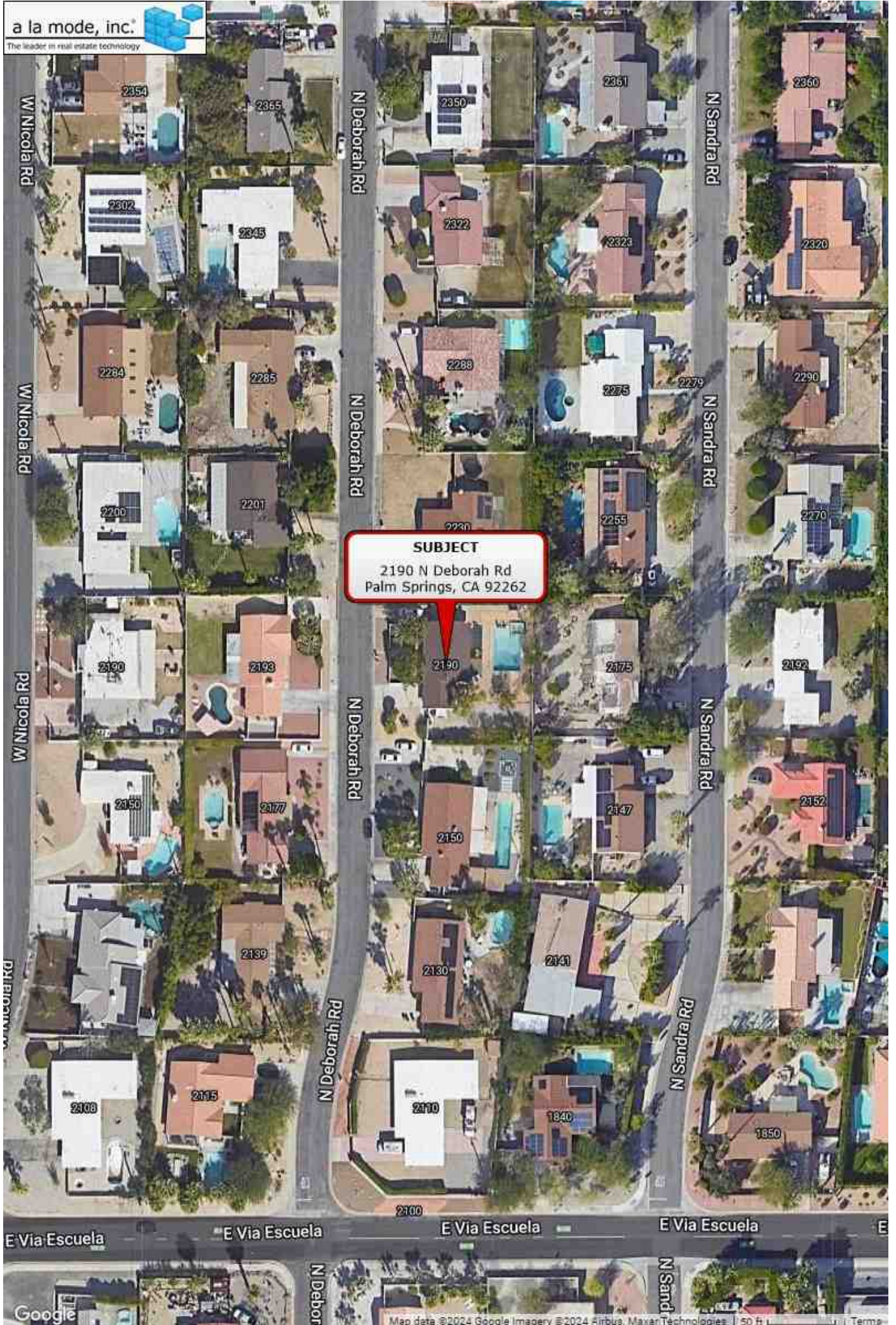
27





### Aerial Map

Borrower	Catamount Properties 2018 LLC						
Property Address	2190 N Deborah Rd						
City	Palm Springs	County	Riverside	State	CA	Zip Code	92262
Lender/Client	Wedgewood Inc						





# Property Profile - Page 1

**2190 N Deborah Rd, Palm Springs, CA 92262-3414, Riverside County** Auction

APN: 501-294-013 CLIP: 2941107262



MLS Beds <b>3</b>	MLS Full Baths <b>2</b>	MLS Half Baths <b>1</b>	Sale Price <b>\$1,300,000</b>	Sale Date <b>03/15/2023</b>
MLS Sq Ft <b>1,242</b>	Lot Sq Ft <b>10,454</b>	MLS Yr Built <b>1981</b>	Type <b>SFR</b>	

**OWNER INFORMATION**

Owner Name	Desert Springs Management LLC	Tax Billing Zip	33301
Owner Name 2		Tax Billing Zip+4	4134
Mail Owner Name	Desert Springs Management LLC	Owner Vesting	
Tax Billing Address	500 N Andrews Ave #233	Owner Occupied	No
Tax Billing City & State	Fort Lauderdale, FL	No Mail Flag	

**COMMUNITY INSIGHTS**

Median Home Value	\$653,461	Q1 Home Price Forecast	\$670,432
Median Home Value Rating	8 / 10	Last 2 Yr Home Appreciation	21%

**LOCATION INFORMATION**

Zip Code	92262	TGNO	
Carrier Route	C030	Census Tract	446.04
Zoning	R1C	Topography	
Tract Number		Township Range Sect	
School District	Palm Springs	Neighborhood Code	
Comm College District Code	Desert	Within 250 Feet of Multiple Flood Zone	No
Location Influence			

**TAX INFORMATION**

APN	501-294-013	Tax Appraisal Area	
Alternate APN	501-294-013	Lot	61
Exemption(s)		Block	
% Improved	69%	Water Tax Dist	Desert
Tax Area	011030	Fire Dept Tax Dist	
Legal Description	LOT 61 MB 029/043 DESERT PARK ESTATES 3		

**ASSESSMENT & TAX**

Assessment Year	2023	2022	2021
Assessed Value - Total	\$669,120	\$611,000	\$322,622
Assessed Value - Land	\$209,100	\$205,000	\$80,655
Assessed Value - Improved	\$460,020	\$406,000	\$241,967
YOY Assessed Change (\$)	\$58,120	\$288,378	
YOY Assessed Change (%)	9.51%	89.39%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$4,338		
2022	\$8,158	\$3,819	88.04%
2023	\$8,728	\$570	6.99%

Special Assessment	Tax Amount
Fid Cntl Stormwater/Cleanwater	\$3.62
Csa 152-Palm Springs Stormwater	\$9.50
Palm Springs Sewer Chg	\$240.00
Coachella Valley Mosquito & Ri	\$14.38
Total Of Special Assessments	\$267.50

Property Details Courtesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

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Generated on: 07/29/24

Page 1/4

## Property Profile - Page 2

CHARACTERISTICS			
County Land Use	Single Family Dwelling	Cooling Type	Central
Universal Land Use	SFR	Patio Type	
Lot Frontage		Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	400
Lot Acres	0.24	Parking Type	Attached Garage
Lot Area	10,454	Parking Spaces	2
Lot Shape		Roof Type	
Style		Roof Material	Gravel & Rock
Building Sq Ft	1,242	Roof Frame	
Gross Area	1,642	Roof Shape	
2nd Floor Area		Construction Type	Frame
Basement Sq Feet		Interior Wall	
Stories	1	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	3	Foundation	
Total Baths	3	Pool	Pool
MLS Total Baths	3	Year Built	1981
Full Baths	2	Effective Year Built	1981
Half Baths	1	Other Impvs	Yes
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces		Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality	Average	Building Type	
Water	Type Unknown	Bldg Class	
Sewer	None	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

SELL SCORE			
Rating	Very High	Value As Of	2024-07-28 04:32:53
Sell Score	885		

ESTIMATED VALUE			
RealAVM™	\$645,400	Confidence Score	93
RealAVM™ Range	\$595,800 - \$695,100	Forecast Standard Deviation	8
Value As Of	07/15/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	3009	Cap Rate	2.7%
Estimated Value High	3690	Forecast Standard Deviation (FSD)	0.23
Estimated Value Low	2328		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION					
MLS Listing Number	<a href="#">OC23226635</a>		Pending Date		
MLS Status	Canceled		Closing Date		
MLS Area	331 - NORTH END PALM SPRINGS		MLS Sale Price		
MLS Status Change Date	06/05/2024		MLS Listing Agent	Ocwillwes-Westley Williams	
MLS Current List Price	\$625,000		MLS Listing Broker	HARCOURTS PRIME PROPERTIES	
MLS Original List Price	\$625,000		MLS Source	CRM	
MLS Listing #	Oc23183622	Oc23127576	Oc23043013	22202721	22161377
MLS Status	Canceled	Canceled	Closed	Expired	Expired
MLS Listing Date	10/02/2023	07/11/2023	02/01/2023	09/29/2022	06/02/2022
MLS Listing Price	\$650,000	\$900,000	\$1,300,000	\$948,000	\$948,000

**Property Details** Courtesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

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Page 2/4



**Property Profile - Page 3**

MLS Orig Listing Price	<b>\$900,000</b>	<b>\$1,125,000</b>	<b>\$1,300,000</b>	<b>\$948,000</b>	<b>\$950,000</b>
MLS Close Date			<b>05/01/2023</b>		
MLS Listing Close Price			<b>\$1,300,000</b>		
MLS Listing Cancellation Date	<b>12/15/2023</b>	<b>10/03/2023</b>			
MLS Source	<b>CRM</b>				
MLS Listing #	Ws22084237		21747746		16975861ps
MLS Status	<b>Expired</b>		<b>Closed</b>		<b>Closed</b>
MLS Listing Date	<b>04/15/2022</b>		<b>06/11/2021</b>		<b>01/27/2016</b>
MLS Listing Price	<b>\$1,068,000</b>		<b>\$599,000</b>		<b>\$299,000</b>
MLS Orig Listing Price	<b>\$1,068,000</b>		<b>\$599,000</b>		<b>\$310,000</b>
MLS Close Date			<b>07/29/2021</b>		<b>05/31/2016</b>
MLS Listing Close Price			<b>\$611,000</b>		<b>\$295,000</b>
MLS Listing Cancellation Date					
MLS Source					

**LAST MARKET SALE & SALES HISTORY**

Recording Date	<b>04/28/2023</b>		Sale Type	<b>Full</b>
Sale Date	<b>03/15/2023</b>		Deed Type	<b>Grant Deed</b>
Sale Price	<b>\$1,300,000</b>		Owner Name	<b>Desert Springs Management LLC</b>
Price Per Square Feet	<b>\$1,046.70</b>		Owner Name 2	
Multi/Split Sale			Seller	<b>Huang Jiaqi</b>
Document Number	<a href="#">122529</a>			

Recording Date	04/28/2023	07/29/2021	07/29/2021	05/31/2016	05/31/2016
Sale Date	<b>03/15/2023</b>	<b>06/22/2021</b>	<b>07/08/2021</b>	<b>04/26/2016</b>	<b>05/28/2015</b>
Sale Price	<b>\$1,300,000</b>	<b>\$611,000</b>		<b>\$295,000</b>	
Nominal			<b>Y</b>		<b>Y</b>
Buyer Name	<b>Desert Springs Management LLC</b>	<b>Huang Jiaqi</b>	<b>Huang Jiaqi</b>	<b>Gibby Daniel R</b>	<b>Gunther Donald L</b>
Seller Name	<b>Huang Jiaqi</b>	<b>Gibby Daniel R</b>	<b>Chen Jia</b>	<b>Fields A L Living Trust</b>	<b>Fields Aileen L</b>
Document Number	<b>122529</b>	<b>455553</b>	<b>455552</b>	<b>221656</b>	<b>221655</b>
Document Type	<b>Grant Deed</b>	<b>Grant Deed</b>	<b>Quit Claim Deed</b>	<b>Grant Deed</b>	<b>Affidavit</b>

Recording Date	01/08/2014		01/27/2012		12/04/2008
Sale Date	<b>12/11/2013</b>		<b>12/29/2011</b>		<b>11/21/2008</b>
Sale Price					<b>\$164,500</b>
Nominal	<b>Y</b>		<b>Y</b>		
Buyer Name	<b>Fields Aileen L Living Trust</b>		<b>Denmark Trust</b>		<b>Fields Aileen L</b>
Seller Name	<b>Denmark Trust</b>		<b>Fields Aileen L</b>		<b>Jp Morgan Chase Bank Na</b>
Document Number	<b>8976</b>		<b>38541</b>		<b>637746</b>
Document Type	<b>Quit Claim Deed</b>		<b>Grant Deed</b>		<b>Grant Deed</b>

**MORTGAGE HISTORY**

Mortgage Date	05/11/2023	04/28/2023	08/29/2022	07/29/2021	06/04/2021
Mortgage Amount	<b>\$250,000</b>	<b>\$910,000</b>	<b>\$700,000</b>	<b>\$458,250</b>	<b>\$266,826</b>
Mortgage Lender		<b>Easy Street Cap Ca LLC</b>		<b>144540</b>	<b>Lakeview Ln Servicing LLC</b>
Mortgage Code	<b>Private Party Lender</b>	<b>Conventional</b>	<b>Private Party Lender</b>	<b>Conventional</b>	<b>Fha</b>

Mortgage Date	05/31/2016		08/25/2005		07/15/2005
Mortgage Amount	<b>\$289,656</b>		<b>\$51,000</b>		<b>\$258,750</b>
Mortgage Lender	<b>Imortgage</b>		<b>Washington Mutual Bk Fa</b>		<b>Washington Mutual Bk Fa</b>
Mortgage Code	<b>Fha</b>		<b>Conventional</b>		<b>Conventional</b>

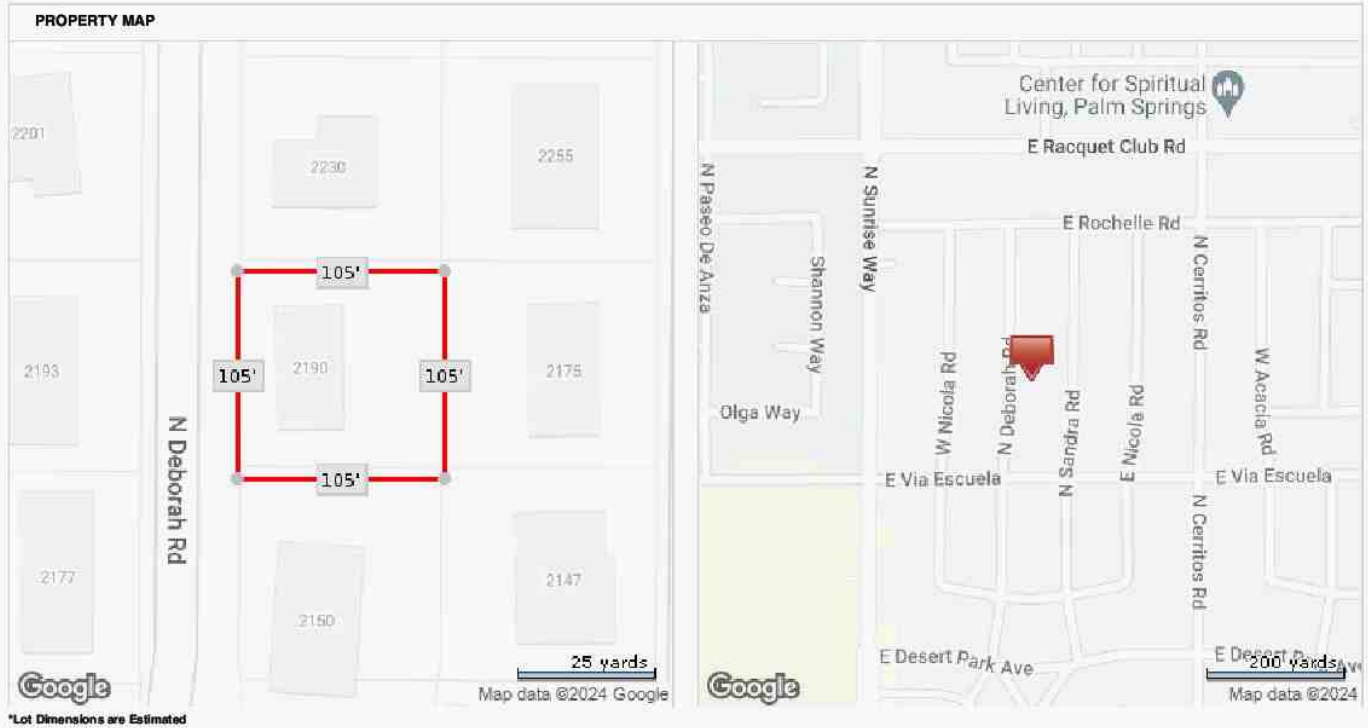
**FORECLOSURE HISTORY**

Document Type	Notice Of Trustee's Sale	Notice Of Default	Notice Of Trustee's Sale	Notice Of Default
Default Date		<b>03/20/2024</b>		<b>08/28/2007</b>
Foreclosure Filing Date	<b>06/24/2024</b>	<b>03/20/2024</b>	<b>11/29/2007</b>	<b>08/28/2007</b>
Recording Date	<b>06/25/2024</b>	<b>03/21/2024</b>	<b>12/03/2007</b>	<b>08/28/2007</b>



### Property Profile - Page 4

Document Number	183483	83054	724944	551179
Book Number				
Page Number				
Default Amount		\$1,041,915		\$5,076
Final Judgment Amount	\$1,111,796		\$293,450	
Original Doc Date	04/28/2023	04/28/2023	07/15/2005	07/15/2005
Original Document Number	122530	122530	565932	565932
Original Book Page				
Lien Type				



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Page 4/4

# Comparable Summary

## Residential Agent 1 Line

Listing ID	S	Sub Type	St # St Name	City	Area	SLC	L/C Price	\$/Sqft	Br/Ba	Sqft	YrBuilt	LSqRt/Ac	DOM/CDOM	V	PP	BAC	Date	MLS
1	A	SFR/D	2173 N Viminal RD	PSPR	331	STD	\$749,000	\$440.59	3/2,0,0,0	1700/A	1988/ASR	9,583/0.22	137/137	Y	Y	2,500%	03/14/24	CDAR
2	A	SFR/D	3045 N Carritos RD	PSPR	331	STD	\$799,000	\$484.54	2/1,0,1,0	1649/A	1978/ASR	10,018/0.23	110/110	Y	N	2,500%	04/10/24	CDAR
3	A	SFR/A	2860 E Ventura RD	PSPR	331	STD	\$592.75	\$592.75	3/2,0,0,0	1380/A	1979/ASR	10,890/0.25	73/73	Y	Y	2,5%	05/17/24	CRMLS
4	A	SFR/D	2783 N Carritos RD	PSPR	331	STD	\$837,000	\$641.87	3/2,0,0,0	1362/A	1977/ASR	10,890/0.25	66/66	Y	Y	2,000%	05/05/24	CDAR
5	A	SFR	1950 N Magnolia RD	PSPR	331	STD	\$537,133	\$537.13	3/3,0,1,0	1562/A	1958/ASR	12,197/0.28	70/70	Y	Y	2,500%	05/20/24	CLAW
6	A	SFR/D	2806 N Blakra RD	PSPR	331	STD	\$890,000	\$559.05	3/2,0,0,0	1592/A	1978/ASR	12,632/0.29	69/69	Y	Y	2,5%	05/18/24	CRMLS
7	A	SFR	2893 E Valencia RD	PSPR	331	STD	\$557.19	\$557.19	3/2,0,0,0	1696/A	1979/ASR	8,276/0.19	25/25	Y	Y	2,000%	07/04/24	CLAW
8	A	SFR/D	4144 E Rogers RD	PSPR	331	STD	\$945,000	\$718.94	4/2,0,0,0	1320/A	1979/ASR	10,454/0.24	59/59	Y	Y	2,5%	05/29/24	CRMLS
9	A	SFR/D	1880 Sharon RD	PSPR	331	STD	\$950,000	\$553.61	3/1,1,1,0	1716/A	1981/ASR	16,553/0.38	60/60	Y	Y	2,5%	05/30/24	CRMLS
10	A	SFR/D	2353 E Powell RD	PSPR	331	STD	\$953,600	\$588.64	3/2,0,0,0	1620/A	1978/ASR	10,454/0.24	60/60	Y	Y	2,500%	05/29/24	CDAR
11	A	SFR	2790 E Valencia RD	PSPR	331	STD	\$999,000	\$625.55	4/1,1,0,0	1597/	1977	10,454/0.24	7/7	Y	Y	2,000%	07/22/24	CLAW
12	A	SFR/D	2323 N Sandra RD	PSPR	331	STD	\$999,000	\$570.86	3/2,0,0,0	1750/A	1987/ASR	11,326/0.26	103/103	Y	Y	2%	04/17/24	CRMLS
13	A	SFR/D	3010 E Verona RD	PSPR	331	STD	\$1,100,000	\$622.17	3/2,0,0,0	1768/A	1988/ASR	12,632/0.29	6/6	Y	Y	2,000%	07/23/24	CDAR
14	A	SFR/D	1983 N Whitewater Club DR	PSPR	331	STD	\$1,100,000	\$627.17	4/2,0,0,0	1768/A	1984/ASR	10,454/0.24	42/42	Y	Y	2,500%	06/17/24	CDAR
15	A	SFR/D	1941 N Viminal RD	PSPR	331	NOD	\$1,100,000	\$707.12	3/2,0,0,0	1218/OTH	1978/SEE	10,454/0.24	70/70	Y	Y	3,000%	05/20/24	CDAR
16	A	SFR/D	1920 N San Geronimo RD	PSPR	331	STD	\$1,215,000	\$733.33	3/2,0,0,0	1563/A	1990/ASR	8,712/0.2	47/47	Y	Y	2%	06/12/24	CRMLS
17	A	SFR/D	2660 N Farrell DR	PSPR	331	STD	\$1,255,000	\$739.98	3/2,0,0,0	1696/A	1979/ASR	15,246/0.35	49/49	Y	Y	2%	06/06/24	CRMLS
18	A	SFR/D	2175 N Sandra RD	PSPR	331	STD	\$1,298,999	\$798.40	4/0,3,0,0	1627/OTH	1979/ASR	11,025/0.2531	140/140	Y	Y	2,500%	03/09/24	CDAR
19	A	SFR	2777 E San Juan RD	PSPR	331	STD	\$1,495,000	\$926.27	3/2,0,0,0	1614/	1986	11,761/0.27	67/67	Y	Y	2,500%	05/23/24	CLAW
20	A	SFR/D	2315 Nicola RD W	PSPR	332	STD	\$799,000	\$528.14	3/2,0,0,0	1272/A	1978/ASR	10,454/0.24	59/59	Y	Y	2,000%	06/05/24	CRMLS
21	A	SFR/D	1840 E Joyce DR	PSPR	699	STD	\$799,000	\$504.42	4/2,0,0,0	1584/A	1973/PUB	13,939/0.32	25/25	Y	N	2%	07/02/24	CRMLS
22	A	SFR/D	2251 N San Geronimo RD	PSPR	699	STD	\$799,888	\$705.37	3/2,0,0,0	1134/A	1977/PUB	9,583/0.22	18/18	Y	N	2%	07/11/24	CRMLS
23	A	SFR	2365 Acacia RD	PSPR	331	STD	\$645,000	\$511.90	3/2,0,0,0	1260/	1981/OTH	16,553/0.38	14/14	Y	N	2,500%	07/20/24	CLAW
24	A	SFR	2435 E Wayne RD	PSPR	331	STD	\$550,000	\$412.29	3/2,0,0,0	1334/	1979	11,326/0.26	66/66	Y	N	3,000%	06/11/24	CLAW
25	A	SFR	2830 E Vincentia RD	PSPR	331	STD	\$795,000	\$505.73	3/3,0,0,0	1572/	1959	12,632/0.29	7/7	Y	N	2,000%	03/27/24	CDAR
26	A	SFR/D	2251 N San Geronimo RD	PSPR	331	PRO	\$550,000	\$625.00	3/2,0,0,0	1200/A	1971/ASR	9,583/0.22	81/	Y	N	2,25%	12/26/23	CDAR
27	A	SFR/D	2325 N Magnolia RD	PSPR	331	PRO	\$580,000	\$366.16	3/2,0,0,0	1584/A	1975/ASR	10,454/0.24	37/37	Y	Y	2,25%	12/26/23	CDAR
28	A	SFR/D	3087 N Blakra RD	PSPR	331	REC	\$600,000	\$442.48	2/2,0,0,0	1356/A	1959/ASR	10,890/0.25	73/73	Y	N	2,5%	01/30/24	CDAR
29	A	SFR	2801 E San Antonio RD	PSPR	331	STD	\$602,000	\$335.38	3/2,0,0,0	1795/	1989	10,454/0.24	26/26	Y	Y	2%	11/15/23	CLAW
30	A	SFR/D	2940 N Chupetosa RD	PSPR	331	STD	\$625,000	\$496.03	3/2,0,0,0	1260/A	1981/ASR	10,454/0.24	28/28	Y	Y	3%	11/03/23	CRMLS
31	A	SFR/D	1840 East Joyce Drive	PSPR	331	PRO	\$650,000	\$410.35	4/2,0,0,0	1584/A	1973/PUB	13,989/0.3211	3/2	Y	N	2%	04/05/24	CRMLS
32	A	SFR	2901 E Via Escuela	PSPR	331	STD	\$700,000	\$451.61	3/2,1,0,0	1550/A	1988/ASR	10,019/0.23	3/2	Y	Y	3,000%	04/01/24	CLAW
33	A	SFR/D	2118 N San Antonio RD	PSPR	331	STD	\$720,000	\$500.00	3/2,0,0,0	1490/A	1960/ASR	10,454/0.23	37/	Y	Y	2,500%	12/06/23	CDAR
34	A	SFR	2777 N Farrell DR	PSPR	331	STD	\$750,000	\$481.62	2/2,0,1,0	1659/A	1958/ASR	12,632/0.29	37/	Y	Y	2,500%	04/30/24	CLAW
35	A	SFR/D	2370 E Finley RD	PSPR	331	STD	\$765,000	\$479.63	3/2,0,0,0	1620/A	1965/ASR	10,018/0.23	61/	Y	Y	2,500%	04/22/24	CDAR
36	A	SFR/D	1920 N Carritos RD	PSPR	331	STD	\$777,500	\$489.92	3/2,0,0,0	1587/A	1989/ASR	11,761/0.27	108/108	Y	Y	2,5%	12/08/23	CRMLS
37	A	SFR	2256 N Victoria RD	PSPR	331	STD	\$508.27	\$508.27	3/1,1,0,0	1572/	1976	10,454/0.24	8/4	Y	Y	2,5%	10/11/23	CLAW
38	A	SFR/D	2897 E San Marino RD	PSPR	331	STD	\$815,000	\$728.98	3/1,1,0,0	1118/OTH	1979/SEE	11,761/0.27	27/27	Y	Y	2,5%	03/29/24	CDAR
39	A	SFR/D	2391 N San Antonio RD	PSPR	331	STD	\$825,000	\$628.70	3/2,0,0,0	1260/OTH	1980/SEE	9,583/0.22	15/	Y	Y	2,500%	04/16/24	CDAR
40	A	SFR/D	2230 N Los Alamitos RD	PSPR	331	STD	\$825,000	\$799.35	3/2,0,0,0	1424/A	1959/ASR	9,583/0.22	101/101	Y	Y	2,5%	09/14/23	CDAR
41	A	SFR/D	2875 E Ventura RD	PSPR	331	STD	\$841,837	\$534.97	3/2,0,0,0	1587/A	1989/ASR	9,583/0.22	102/	Y	Y	2,500%	04/29/24	CDAR
42	A	SFR/D	2080 N San Geronimo RD	PSPR	331	STD	\$850,000	\$749.56	3/2,0,0,0	1134/A	1976/ASR	9,583/0.22	116/116	Y	Y	2,500%	06/13/24	CDAR
43	A	SFR/D	2150 N Carritos RD	PSPR	331	STD	\$885,000	\$565.13	3/2,0,0,0	1566/	1981	10,890/0.25	190/190	Y	Y	2,5%	08/10/23	CLAW
44	A	SFR/D	2221 E Francis DR	PSPR	331	STD	\$890,000	\$698.45	3/2,0,0,0	1353/A	1979/ASR	10,890/0.25	26/	Y	Y	2,500%	04/01/24	CLAW
45	A	SFR/D	2887 E Vincentia RD	PSPR	331	STD	\$910,000	\$519.41	3/1,1,0,0	1752/A	1978/ASR	9,583/0.22	35/35	Y	Y	2,5%	03/15/24	CDAR
46	A	SFR/D	3009 N Bahada RD	PSPR	331	STD	\$919,000	\$680.74	4/2,0,0,0	1350/B	1978/ASR	9,583/0.22	59/59	Y	Y	2,5%	08/09/23	CDAR
47	A	SFR	2719 E Ventura RD	PSPR	331	STD	\$920,000	\$542.45	3/2,0,0,0	1696/	1967	9,146/0.21	25/25	Y	Y	2,5%	01/26/24	CLAW
48	A	SFR/D	2801 E San Angelo RD	PSPR	331	STD	\$980,000	\$545.96	3/2,0,0,0	1795/A	1989/ASR	10,454/0.24	69/69	Y	Y	2,5%	06/18/24	CRMLS
49	A	SFR	2975 E Via Escuela	PSPR	331	STD	\$1,047,500	\$581.94	3/2,0,0,0	1600/D	1981	10,890/0.25	144/144	Y	N	2,5%	08/18/23	CLAW
50	A	SFR/D	2890 E Via Escuela	PSPR	331	STD	\$1,070,000	\$713.33	3/2,0,0,0	1500/E	1978/ASR	10,018/0.23	33/33	Y	Y	2,5%	11/03/23	CRMLS
51	A	SFR	2525 E Verona RD	PSPR	331	STD	\$1,170,000	\$813.63	3/2,0,0,0	1438/	1974	10,890/0.25	32/32	Y	N	2,5%	02/20/24	CLAW
52	A	SFR/D	2384 E Rogers RD	PSPR	331	STD	\$1,300,000	\$1,067.32	3/2,0,0,0	1218/A	1979/ASR	10,019/0.23	6/6	Y	Y	2%	05/29/24	CRMLS
53	A	SFR/D	3015 E San Juan RD	PSPR	331	STD	\$1,475,000	\$929.43	4/2,0,0,0	1587/A	1989/ASR	9,583/0.22	0/0	Y	Y	2%	01/05/24	CRMLS
54	A	SFR/D	2825 E Verona RD	PSPR	331	STD	\$1,500,000	\$839.40	4/2,0,0,0	1787/A	1976/ASR	11,326/0.26	16/16	Y	Y	2%	09/29/23	CRMLS
55	A	SFR/D	2175 E Racquet Club RD	PSPR	699	STD	\$635,000	\$362.86	3/2,0,0,0	1750/A	1978/ASR	19,602/0.45	73/73	N	Y	2%	07/10/24	CRMLS

### Search Criteria

- Property Type is 'Residential'
- Standard Status is one of 'Active', 'Act Under Contract', 'Pending'
- Standard Status is 'Closed'
- Contract Status Change Date is 07/29/2024 to 07/30/2023
- Property Sub Type is 'Single Family Residence'
- Latitude, Longitude is around 33.85, -116.52
- Zip Code is '92262'
- Living Area is 1800 or less
- Selected 55 of 55 results.