

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	30187 Westlake Drive, Menifee, CA 92584	Order ID	9536484	Property ID	35798436
Inspection Date	08/11/2024	Date of Report	08/12/2024		
Loan Number	58209	APN	364-023-005		
Borrower Name	Catamount Properties 2018 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	8.8_BPO	Tracking ID 1	8.8_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	William Jones	Condition Comments The subject property appears in average condition. There were no visible repairs.
R. E. Taxes	\$5,112	
Assessed Value	\$354,954	
Zoning Classification	SP Zone	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	Menifee Lakes 951-24694627	
Association Fees	\$100 / Month (Pool,Landscaping,Greenbelt,Other: Club House, PPlaygrounds)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject property is located in maintained community. The subject property backs up to busy street & there will be street noise from the backyard. Close to schools,shopping & parks. All of the properties on the subject street are maintained.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$528,000 High: \$610,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	30187 Westlake Drive	28691 Moon Shadow Dr	28576 River Glen Court	30439 Meadow Run Pl.
City, State	Menifee, CA	Menifee, CA	Menifee, CA	Menifee, CA
Zip Code	92584	92584	92584	92584
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.50 ¹	0.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$595,000	\$539,440	\$549,900
List Price \$	--	\$595,000	\$539,440	\$549,900
Original List Date		07/20/2024	06/07/2024	07/19/2024
DOM · Cumulative DOM	-- · --	15 · 23	42 · 66	18 · 24
Age (# of years)	34	34	32	31
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,746	1,732	1,593	1,777
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	7	8	7	8
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 Spa - Yes	--	--
Lot Size	0.13 acres	0.12 acres	0.10 acres	0.09 acres
Other	Patio, Fireplace	Patio, Fireplace, Solar	Patio, Fireplace, Solar	Patio, Fireplace

* Listing 2 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** Superior, Nestled in a vibrant community, this exquisitely renovated 4-bedroom, 2.5-bathroom gem offers a perfect blend of modern elegance and cozy charm. Step inside to be greeted by fresh paint and a layout that seamlessly flows from room to room. The gourmet kitchen, with its sleek countertops and stainless steel appliances, is a culinary enthusiast's paradise. The spacious living areas are bathed in natural light, creating an inviting ambiance perfect for both relaxation and entertaining. Outside, your private oasis awaits; a sparkling pool, ideal for cooling off on warm days or hosting unforgettable gatherings with family and friends.
- Listing 2** Similar This beautifully maintained 3-bedroom residence offers a wealth of amenities designed for an active and comfortable lifestyle. Spacious Living: Three generously sized bedrooms provide ample space for rest and relaxation. Outdoor Recreation: Enjoy your own private oasis with a sparkling pool, perfect for cooling off on sunny California days. Eco-Friendly: Save on energy costs with the included solar panels.
- Listing 3** This 4-bedroom, 2.75 bathroom residence offers a generous floor plan with high ceilings and abundant natural light, creating a bright and airy atmosphere throughout. One bedroom and bathroom are conveniently located downstairs, ideal for guests or multi-generational living. Enjoy the modern updates, including a brand new HVAC system and new appliances such as a kitchen refrigerator, dishwasher, microwave, and washer. The home is equipped with solar panels to help keep energy costs low during those hot summer months. Enhanced privacy and a fresh, clean look are provided by the new white vinyl fencing.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	30187 Westlake Drive	30590 Lake Pointe Dr	28278 Stillwater Dr	30157 Calle Belcanto
City, State	Menifee, CA	Menifee, CA	Menifee, CA	Menifee, CA
Zip Code	92584	92584	92584	92584
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.22 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$580,000	\$548,000	\$589,500
List Price \$	--	\$540,000	\$548,000	\$589,500
Sale Price \$	--	\$545,000	\$555,000	\$595,000
Type of Financing	--	Va	Conv.	Conv.
Date of Sale	--	08/02/2024	06/14/2024	03/11/2024
DOM · Cumulative DOM	-- · --	45 · 75	6 · 65	10 · 62
Age (# of years)	34	34	33	34
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,746	1,655	1,746	1,643
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
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	--	--	--	--
Lot Size	0.13 acres	0.13 acres	0.14 acres	0.14 acres
Other	Patio, Fireplace	Patio, Fireplace	Patio, Fireplace	Patio, Fireplace
Net Adjustment	--	-\$10,718	-\$25,000	-\$24,494
Adjusted Price	--	\$534,282	\$530,000	\$570,506

* 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** Superior, Welcome to this tranquil and inviting home. This charming home offers a perfect blend of elegance and comfort, inviting you to experience the best of suburban living. The cozy fireplace and neutral color scheme create a tasteful backdrop for any furniture style. The well-equipped kitchen with stainless steel appliances is perfect for culinary explorations and pleasant dining experiences. The primary bedroom features a spacious walk-in closet for ample storage. Adjustments -\$20000 sellers concessions, +\$9282 Sq. FT. living area. Net adjustments -\$10718.
- Sold 2** Similar, This home is just waiting for the perfect family. Upon entry you will be greeted by a warm lit home. Living room has high vaulted ceiling. Dining is spacious with hardwood floors. Kitchen is updated with marble countertops and backsplash. Also has a cozy Den to relax and entertain on the main floor. Upstairs boast 3 nice size Bedrooms with 2 huge closets in the Master Bedroom. Home is located in the well sought after Menifee Lakes community, which has 2 1/2 mile lake for fishing/ walking or just enjoying the wonderful view. This is a Probate listing that might need court approval. Administrator has full authority. Seller passed away but not in the home. This House has been well kept by the owner. Low Taxes and HOA makes this home more appealing. Huge Backyard Adjustments -\$5000 sellers concessions, -\$20000 upgrades condition. Net adjustments -\$25000..
- Sold 3** Superior, Enjoy the calm peaceful view along with the Magical Sunsets . This basic 3-bedroom, 2.5-bathroom home has that feel good and comfortable feeling from the moment you cross the threshold. The lower level showcases a grand living room that creates a warm welcome for guests. A separate family room with fireplace, seamlessly transitioning into the spacious kitchen, provides an ideal environment for sophisticated entertainment. Adjacent to the kitchen is the formal dining room, tastefully crafted to host memorable meals. The kitchen features spacious countertops, and plenty of wooden cabinetry offering ample storage. Enjoy the picturesque view of the verdant backyard, offering a serene retreat from the busy world outside. Adjustments -\$20000 upgrades condition, -\$15000 lake front views, +\$10506 Sq. Ft. living area. Net adjustments -\$24494.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There's no past listing history			
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	\$540,000	\$540,000
Sales Price	\$535,000	\$535,000
30 Day Price	\$515,000	--
Comments Regarding Pricing Strategy		
<p>There's still a demand for properties in this community. There were seven listing & fourteen sold properties in the last six months in the same community. All of the listing & sold properties were fair market. There were no REO or Short Sales in this community. I', basing my values off sold # 1 which has the closest net adjustments & most recent sale date.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 28691 Moon Shadow Dr
Menifee, CA 92584



Front

L2 28576 River Glen Court
Menifee, CA 92584



Front

L3 30439 Meadow Run Pl.
Menifee, CA 92584



Front

Sales Photos

S1 30590 Lake Pointe Dr
Menifee, CA 92584



Front

S2 28278 Stillwater Dr
Menifee, CA 92584



Front

S3 30157 Calle Belcanto
Menifee, CA 92584



Front

ClearMaps Addendum

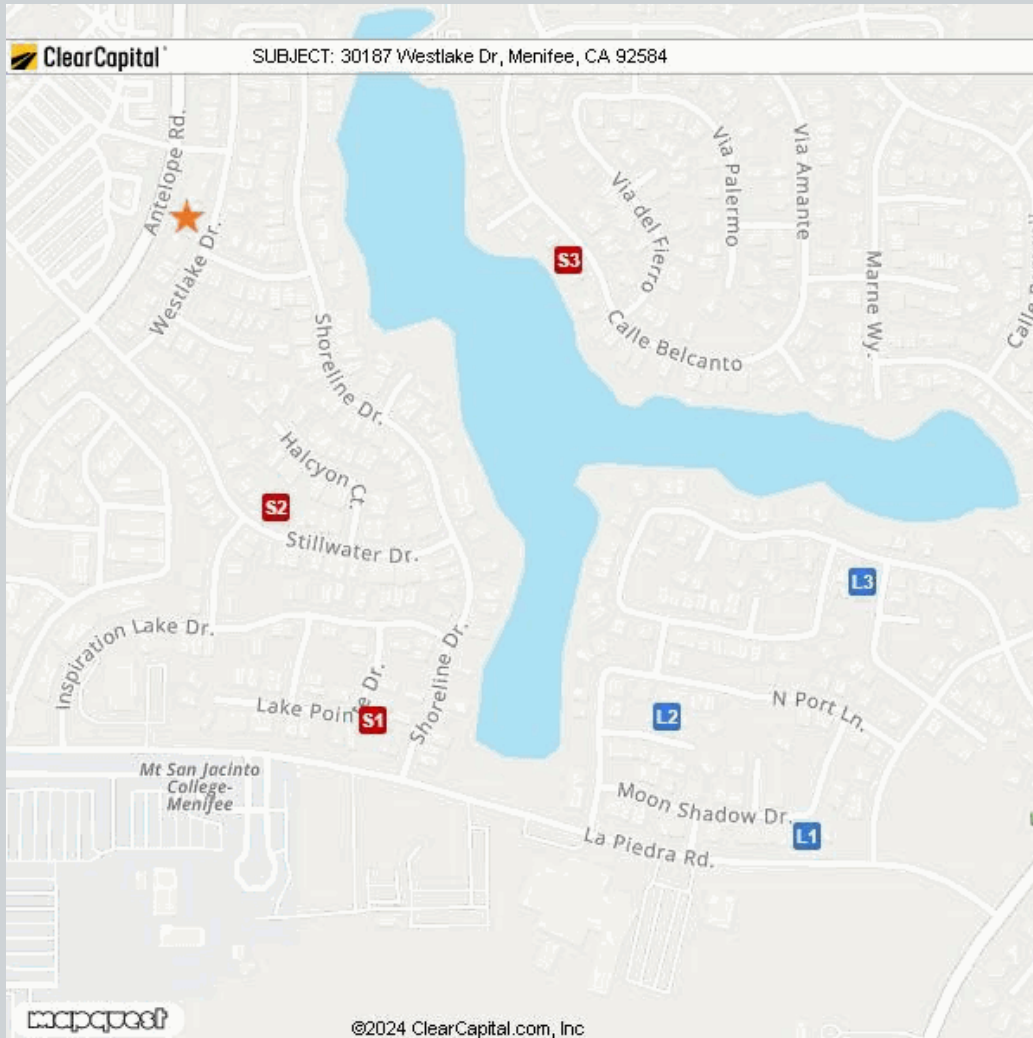
Address ★ 30187 Westlake Drive, Menifee, CA 92584

Loan Number 58209

Suggested List \$540,000

Suggested Repaired \$540,000

Sale \$535,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	30187 Westlake Drive, Menifee, CA 92584	--	Parcel Match
L1 Listing 1	28691 Moon Shadow Dr, Menifee, CA 92584	0.63 Miles ¹	Parcel Match
L2 Listing 2	28576 River Glen Court, Menifee, CA 92584	0.50 Miles ¹	Parcel Match
L3 Listing 3	30439 Meadow Run Pl., Menifee, CA 92584	0.55 Miles ¹	Parcel Match
S1 Sold 1	30590 Lake Pointe Dr, Menifee, CA 92584	0.38 Miles ¹	Parcel Match
S2 Sold 2	28278 Stillwater Dr, Menifee, CA 92584	0.22 Miles ¹	Parcel Match
S3 Sold 3	30157 Calle Belcanto, Menifee, CA 92584	0.27 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.

Instructions last updated: 07/29/2024

Purpose:

Please determine a Fair market price for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiprotider@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	Donna Caudillo	Company/Brokerage	HOME SMART Realty West
License No	01229308	Address	23429 Saratoga Springs Pl Murrieta CA 92562
License Expiration	10/16/2025	License State	CA
Phone	9515517169	Email	donnacaudillo@verizon.net
Broker Distance to Subject	7.08 miles	Date Signed	08/12/2024

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.