

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	18330 Main Street, Hesperia, CA 92345	Order ID	9658001	Property ID	36018687
Inspection Date	10/02/2024	Date of Report	10/05/2024		
Loan Number	58333	APN	0411-311-18-0000		
Borrower Name	WH1 LLC	County	San Bernardino		

Tracking IDs					
Order Tracking ID	10.1_BPO	Tracking ID 1	10.1_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Baker, Jimmie	Condition Comments	
R. E. Taxes	\$2,459	Subject property is newer, moderately larger SF in older semi rural area in the central & eastern part of Hesperia. Located on Main St., one of the busiest traffic conducting streets in the area but at the eastern edge where traffic flow is less than the western edge. Currently this will have minimal impact on value or marketability. At time of inspection there were work crews on site, possibly doing rehab. Lot is fully fenced. Many trees, shrubs. Tile roof, front porch. Large garage. Rear covered patio. There were no repairs noted at time of inspection.	
Assessed Value	\$216,609		
Zoning Classification	R1-one SFR per lot		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(work crews on site at time of inspection, appear to be doing rehab)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Older semi-rural area in the central & eastern part of Hesperia. The majority of homes through out this area are small to mid sized, single story, mostly built in the 70's-90's. Some older homes from the 50's, 60's through out the area, along with some newer & larger homes. Typical lot size can range from .4 to 2 acres or more with the majority between .4 to 1 acre. This area typically has AVG market demand & activity, AVG resale values compared to other areas of Hesperia. Too far removed from commuter route to be considered a good commuter location. Several schools are within a 2-3 mile radiu...	
Sales Prices in this Neighborhood	Low: \$219,000 High: \$665,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

Older semi-rural area in the central & eastern part of Hesperia. The majority of homes through out this area are small to mid sized, single story, mostly built in the 70's-90's. Some older homes from the 50's, 60's through out the area, along with some newer & larger homes. Typical lot size can range from .4 to 2 acres or more with the majority between .4 to 1 acre. This area typically has AVG market demand & activity, AVG resale values compared to other areas of Hesperia. Too far removed from commuter route to be considered a good commuter location. Several schools are within a 2-3 mile radius. Moderate sized shopping areas are within 1-2 miles. Large regional shopping center is about 10 miles away.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	18330 Main Street	18050 Main St.	17914 Orange St.	18570 Westlawn St.
City, State	Hesperia, CA	Hesperia, CA	Hesperia, CA	Hesperia, CA
Zip Code	92345	92345	92345	92345
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.59 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$454,900	\$489,000	\$519,999
List Price \$	--	\$454,900	\$489,000	\$509,888
Original List Date		08/30/2024	08/29/2024	08/06/2024
DOM · Cumulative DOM	-- · --	4 · 36	37 · 37	60 · 60
Age (# of years)	17	46	21	23
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,128	1,953	1,979	2,139
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	3 · 2	4 · 3
Total Room #	8	7	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.55 acres	.46 acres	.57 acres	.42 acres
Other	fence, tile roof, patio	fence, comp roof, patio	fence, tile roof, patio	fence, tile roof, patio

* Listing 1 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Regular resale in same market area, same street site influence. Older age. Smaller SF. Similar BR/BA count, other features. Smaller garage. Smaller lot-still typical for the area, adjusted at about \$5000 per acre. Fully remodeled including paint, flooring, fixtures, updated kitchen & bath features. Fenced lot, rockscaped yard areas, some trees, shrubs. Circle drive, front porch. Comp shingle roof-not tile like subject. Rear covered patio. Currently in escrow after brief DOM, possibly at higher than list price.
- Listing 2** Regular resale in same market area, not located on busy street. Smaller SF with fewer BA. Similar age, exterior style, features, lot size. Smaller garage. Fenced back yard, rockscaped yard areas, trees, shrubs. Tile roof, front porch. Rear covered patio. 2nd small detached covered patio. Storage sheds.
- Listing 3** Regular resale in same market area, search expanded, not location on busy street. Similar size & age with extra BR. Similar exterior style, features, garage. Smaller lot-still typical for the area, adjusted at about \$5000 per acre. Fenced lot, many trees, shrubs. Tile roof, front porch. Rear covered patio with extended concrete. Several storage sheds. Many interior features are updated but not a current remodel. Will probably need to reduce price further to sell on current market.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	18330 Main Street	18668 Main St.	18042 Palm Dr.	8752 Peach Ave.
City, State	Hesperia, CA	Hesperia, CA	Hesperia, CA	Hesperia, CA
Zip Code	92345	92345	92345	92345
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.72 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$469,900	\$499,999	\$550,000
List Price \$	--	\$449,900	\$499,999	\$499,999
Sale Price \$	--	\$449,900	\$500,000	\$515,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	10/03/2024	05/23/2024	08/09/2024
DOM · Cumulative DOM	-- · --	19 · 43	31 · 78	107 · 160
Age (# of years)	17	34	7	20
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Golf Course
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,128	1,779	1,900	2,567
Bdrm · Bths · ½ Bths	3 · 3	3 · 3	3 · 2	4 · 2 · 1
Total Room #	8	7	7	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	Pool - Yes	--
Lot Size	.55 acres	.47 acres	.41 acres	.42 acres
Other	fence, tile roof, patio	fence, tile roof, patio	fence, tile roof, patio	fence, tile roof, patio
Net Adjustment	--	-\$4,775	-\$3,100	-\$29,825
Adjusted Price	--	\$445,125	\$496,900	\$485,175

* 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** Regular resale in same market area. Same street site influence. Older age. Smaller SF. Similar exterior style, features, BR/BA count, garage. Smaller lot-still typical for the area. Fenced lot, some rockscaped yard areas, trees, shrubs. Tile roof, front porch. Rear covered patio. Inground pool with concrete decking. Adjusted for pool (-\$15000), concessions paid (-\$1000) & offset by older age, (+\$2100), smaller SF (+\$8725), smaller lot (+\$400).
- Sold 2** Regular resale in same market area, not located on busy street. Newer age, within 10 years of subject age, no adjustment. Smaller SF with fewer BA. Similar exterior style, features, garage. Smaller lot-still typical for the area. Fully fenced & x-fenced lot, some trees, in back yard, no other landscaping but yard areas are cleared & weed free. Tile roof, front porch. Rear covered patio. Oasis style inground pool-vinyl lined-not same value as gunite but has value. Adjusted for pool (-\$10000), concessions paid (-\$3000) & offset by smaller SF (+\$5700), fewer 1/2 BA (+\$2500), smaller lot (+\$700).
- Sold 3** Regular resale in same market area. Also located on street with higher traffic count, but not as heavy as subject. Larger SF with extra BR, fewer 1/2 BA. Similar age, exterior style, features. Smaller garage. Smaller lot-still typical for the area. Fenced lot, some rockscaped yard areas, many trees, shrubs. Tile roof, front porch. Backs to municipal golf course so has view & backs to golf course. Rear covered patio. Many interior features updated but not a current remodel. Adjusted for concessions paid (-\$15000), larger SF (-\$10975), golf course location & view (-\$10000) & offset by fewer 1/2 BA (+\$2500), smaller garage (+\$3000), smaller lot (+\$650).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				n/a			
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	\$487,000	\$487,000
Sales Price	\$485,000	\$485,000
30 Day Price	\$465,000	--
Comments Regarding Pricing Strategy		
Search was expanded to include this whole large semi-rural market area in order to find best comps & to try & bracket subject features, including street site influences, size, age. Every effort made to find/use comps with as close proximity as possible. In this case search was expanded up to 1 mile. Several of the comps have similar busy street site influence. Subject would have marketability due to age, GLA, garage & presumed rehab.		

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



Front



Front



Address Verification



Street

Listing Photos

L1 18050 Main St.
Hesperia, CA 92345



Front

L2 17914 Orange St.
Hesperia, CA 92345



Front

L3 18570 Westlawn St.
Hesperia, CA 92345



Front

Sales Photos

S1 18668 Main St.
Hesperia, CA 92345



Front

S2 18042 Palm Dr.
Hesperia, CA 92345



Front

S3 8752 Peach Ave.
Hesperia, CA 92345



Front

ClearMaps Addendum

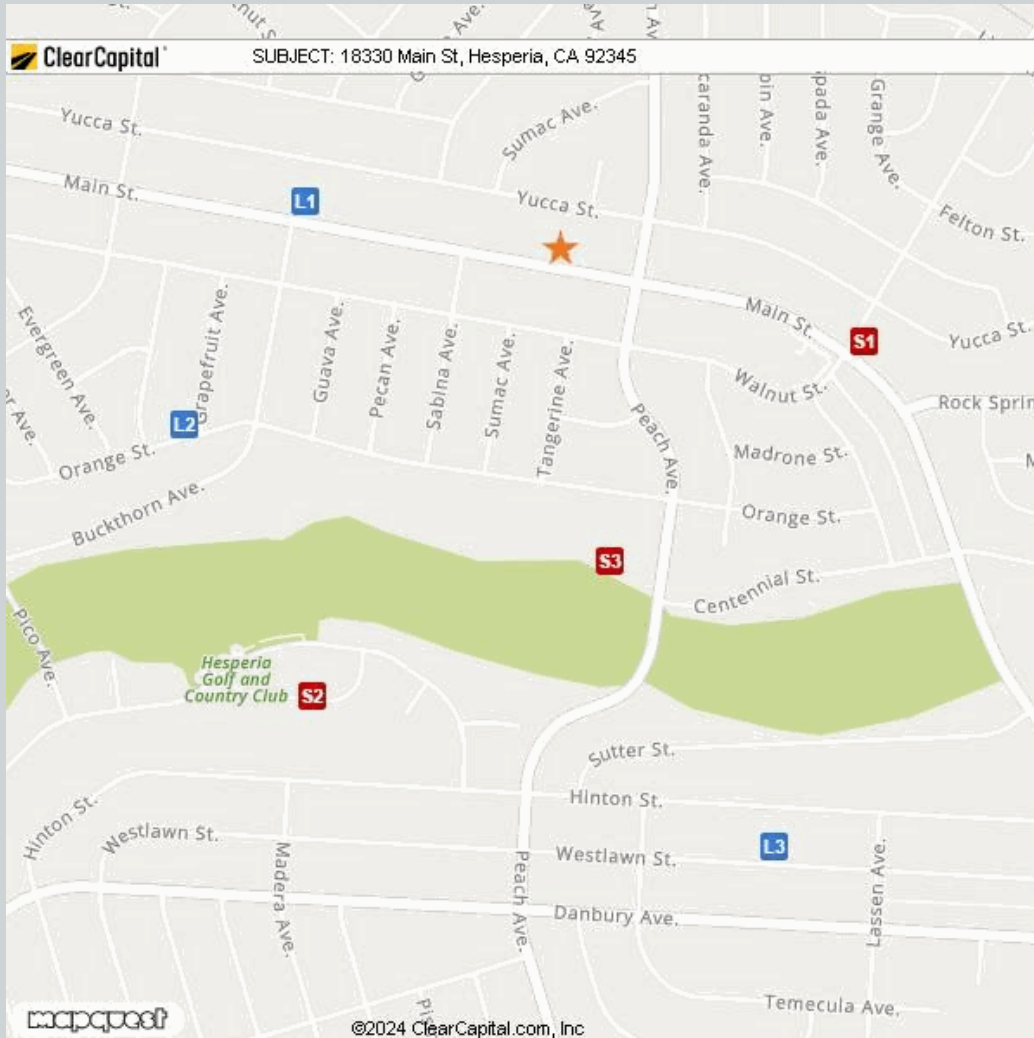
Address ★ 18330 Main Street, Hesperia, CA 92345

Loan Number 58333

Suggested List \$487,000

Suggested Repaired \$487,000

Sale \$485,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18330 Main Street, Hesperia, CA 92345	--	Parcel Match
L1 Listing 1	18050 Main St., Hesperia, CA 92345	0.37 Miles ¹	Parcel Match
L2 Listing 2	17914 Orange St., Hesperia, CA 92345	0.59 Miles ¹	Parcel Match
L3 Listing 3	18570 Westlawn St., Hesperia, CA 92345	0.90 Miles ¹	Parcel Match
S1 Sold 1	18668 Main St., Hesperia, CA 92345	0.45 Miles ¹	Parcel Match
S2 Sold 2	18042 Palm Dr., Hesperia, CA 92345	0.72 Miles ¹	Street Centerline Match
S3 Sold 3	8752 Peach Ave., Hesperia, CA 92345	0.45 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	Teri Ann Bragger	Company/Brokerage	First Team Real Estate
License No	00939550	Address	15545 Bear Valley Rd. Hesperia CA 92345
License Expiration	10/09/2026	License State	CA
Phone	7609000529	Email	teribragger@firstteam.com
Broker Distance to Subject	5.11 miles	Date Signed	10/05/2024

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.