

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	5929 Ranger Way, Carmichael, CA 95608	<b>Order ID</b>	7221768	<b>Property ID</b>	29925686
<b>Inspection Date</b>	04/08/2021	<b>Date of Report</b>	04/13/2021		
<b>Loan Number</b>	42123	<b>APN</b>	245-0053-008-0000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Sacramento		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0407_BPO_Update	<b>Tracking ID 1</b>	0407_BPO_Update		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Catamount Properties 2018 LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$5,007	Subject property located in well established area. Subject property is in average visible condition. To find good comparable comps I was forced to increase radius up to .5 mile radius. Neighborhood consists of similar SF detached homes of average quality and maintenance levels. Close to schools, shopping, freeways, employment centers, entertainment and most services.	
<b>Assessed Value</b>	\$415,000		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Subject property is located in average neighborhood. No Major problems.	
<b>Sales Prices in this Neighborhood</b>	Low: \$388,435 High: \$715,000		
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	5929 Ranger Way	6716 Winding Way	6300 Winding Way	6415 Rampart Dr
<b>City, State</b>	Carmichael, CA	Fair Oaks, CA	Carmichael, CA	Carmichael, CA
<b>Zip Code</b>	95608	95628	95608	95608
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.92 <sup>1</sup>	0.49 <sup>1</sup>	0.52 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$459,000	\$489,900	\$425,000
<b>List Price \$</b>	--	\$459,000	\$489,900	\$425,000
<b>Original List Date</b>		02/15/2021	03/05/2021	03/12/2021
<b>DOM · Cumulative DOM</b>	-- · --	9 · 57	15 · 39	2 · 32
<b>Age (# of years)</b>	55	54	48	57
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,633	1,685	1,649	1,456
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	Pool - Yes	Pool - Yes
<b>Lot Size</b>	.2332 acres	0.3522 acres	0.21 acres	0.1822 acres
<b>Other</b>	None	None	None	None

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

## Current Listings - Cont.

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

- Listing 1** This home sits on a 1/3 acre lot in the heart of Fair Oaks on Winding way, which is a heavier traffic street. Great schools and close to everything. Kitchen has newer appliances with gas Wolf cooktop and stainless steel appliances. Master bath was recently updated. Home has wood floors. Many fruit trees in back yard. There is a garden. There is plenty of room for your RV or boat. Lot is big enough for a swimming pool.
- Listing 2** Welcome home to this oasis under a canopy of mature trees, the home shines with pride of ownership. Gleaming granite in the kitchen and baths, a spacious master bedroom with convenient outside access. The generous back yard is highlighted by a sparkling pool, there is enough room for all your back yard fun, plus a garden. All the heavy work has been completed, the HVAC has been replaced, newer laminate floors, carpet, roof, windows, and complete new fencing throughout. The pool has been resurfaced, and the pool pump has been replaced. Live your best life here!!
- Listing 3** Welcome to this charming three bedroom, two bathroom home located in Carmichael! The floor plan includes laminate and tile flooring throughout, with a spacious kitchen that boasts granite countertops, ample storage space, and a breakfast bar. From the master bedroom, there is access to the expansive backyard, which includes a covered patio area and sparkling swimming pool, perfect for entertaining. This home is in a prime location, near shopping, restaurants, and less than mile from elementary, middle, and high schools. No HOA fees or Mello-Roos. Come see it for yourself!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5929 Ranger Way	5928 Ranger Way	4431 Stoney Way	5909 Camray Cir
City, State	Carmichael, CA	Carmichael, CA	Carmichael, CA	Carmichael, CA
Zip Code	95608	95608	95608	95608
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 <sup>1</sup>	0.08 <sup>1</sup>	0.20 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$450,000	\$485,000
List Price \$	--	\$450,000	\$450,000	\$485,000
Sale Price \$	--	\$445,000	\$460,000	\$486,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/04/2020	01/05/2021	02/01/2021
DOM · Cumulative DOM	-- · --	7 · 36	12 · 46	6 · 27
Age (# of years)	55	62	59	40
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,633	1,535	1,644	1,625
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes	--
Lot Size	.2332 acres	0.1961 acres	0.2546 acres	0.1543 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$445,000	\$460,000	\$486,500

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

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

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Beautifully updated home with wood laminate flooring, travertine tile, granite counters, stainless steel appliances, and an inviting rock fireplace.. Open living concept with spacious rooms. Tastefully remodeled bathrooms. Screened in sunroom for year round entertainment or as an additional bonus room. The lush backyard has mature fruit trees on the property including mandarin oranges, navel oranges, lemons, and grapefruit trees. Close to schools, parks, shopping and commute. Meticulously maintained and move in ready! Welcome home!
- Sold 2** Single story ranch style home on a quarter acre lot with a pool! With an open concept kitchen, bonus room with wet bar and a backyard meant for entertaining, this house is perfect for one lucky family.
- Sold 3** Bring your fussiest buyers to this fantastic Carmichael home in well maintained conforming neighborhood. Gourmet kitchen w/granite slab counters, all new custom cabinets w/slow close hinges & all drawer design to maximize space & ease of use, upgraded SS appliances, crushed granite sink, large island, built-in pot rack, absolutely stunning, exceeds expectations!!! New laminate flooring, 6 in baseboards, raised panel doors throughout, recessed lighting, ceiling fans, nice neutral interior paint, this home is spotless!!! Private master suite in rear of home w/large walk-in closet, super clean master bath is spacious w/separate tub, large shower & new toilet. Exterior has brand new paint, fabulous entry door, covered rear patio, mature low maintenance landscape w/pond & waterfall feature in private peaceful rear yard. Garage is a roomy two car w/shop area for extra storage or the hobby enthusiast. HVAC replaced in 2016 and water heater replaced in 2019. Hurry on this one!!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject property was not listed in last 12 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$470,000	\$470,000
<b>Sales Price</b>	\$455,000	\$455,000
<b>30 Day Price</b>	\$435,000	--
<b>Comments Regarding Pricing Strategy</b>		
Price is based on closest and most comparable comps in the area.		

## Clear Capital Quality Assurance Comments Addendum

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

### Subject Photos



Front



Front



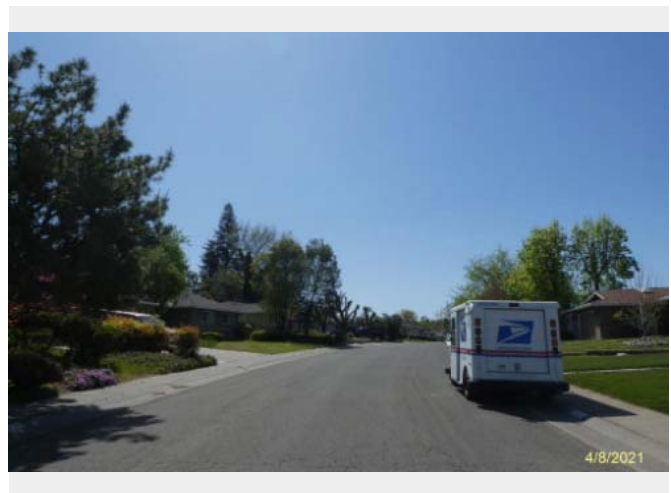
Address Verification



Side



Side



Street

## Subject Photos



Street



Street



Other



Other



## Listing Photos

**L1** 6716 Winding Way  
Fair Oaks, CA 95628



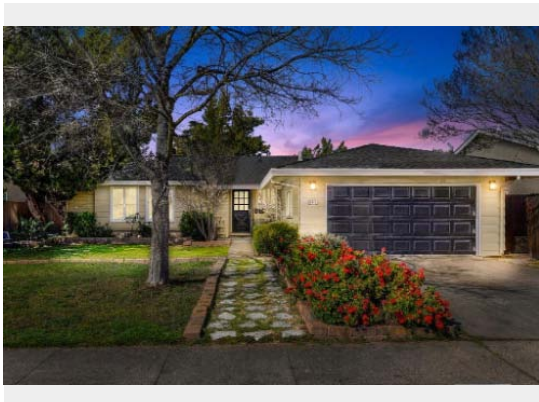
Front

**L2** 6300 Winding Way  
Carmichael, CA 95608



Front

**L3** 6415 Rampart Dr  
Carmichael, CA 95608



Front

## Sales Photos

**S1** 5928 Ranger Way  
Carmichael, CA 95608



Front

**S2** 4431 Stoney Way  
Carmichael, CA 95608



Front

**S3** 5909 Camray Cir  
Carmichael, CA 95608



Front

### ClearMaps Addendum

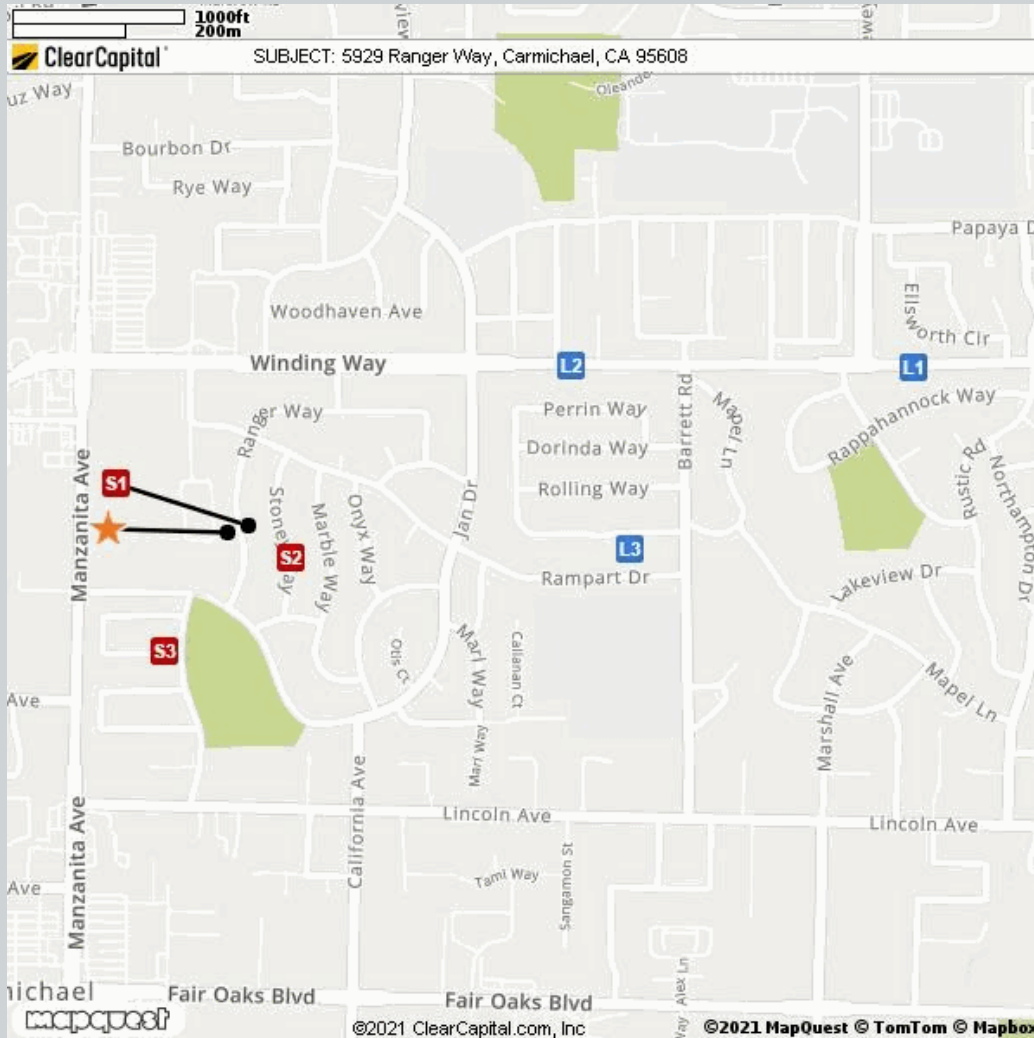
**Address** ★ 5929 Ranger Way, Carmichael, CA 95608

**Loan Number** 42123

**Suggested List** \$470,000

**Suggested Repaired** \$470,000

**Sale** \$455,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5929 Ranger Way, Carmichael, CA 95608	--	Parcel Match
L1	6716 Winding Way, Fair Oaks, CA 95628	0.92 Miles <sup>1</sup>	Parcel Match
L2	6300 Winding Way, Carmichael, CA 95608	0.49 Miles <sup>1</sup>	Parcel Match
L3	6415 Rampart Dr, Carmichael, CA 95608	0.52 Miles <sup>1</sup>	Parcel Match
S1	5928 Ranger Way, Carmichael, CA 95608	0.03 Miles <sup>1</sup>	Parcel Match
S2	4431 Stoney Way, Carmichael, CA 95608	0.08 Miles <sup>1</sup>	Parcel Match
S3	5909 Camray Cir, Carmichael, CA 95608	0.20 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Sergey Pustynovich	<b>Company/Brokerage</b>	Usko Realty Inc
<b>License No</b>	01735065	<b>Address</b>	5245 Harston Way Antelope CA 95843
<b>License Expiration</b>	02/14/2022	<b>License State</b>	CA
<b>Phone</b>	9167184319	<b>Email</b>	Sergrealtor@icloud.com
<b>Broker Distance to Subject</b>	4.47 miles	<b>Date Signed</b>	04/10/2021

*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.**