

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>	48 Melvin Road, American Canyon, CA 94503	<b>Order ID</b>	8627255	<b>Property ID</b>	33930832
<b>Inspection Date</b>	02/22/2023	<b>Date of Report</b>	02/22/2023		
<b>Loan Number</b>	52595	<b>APN</b>	058-351-008-000		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Napa		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	02.21.23 BPO	<b>Tracking ID 1</b>	02.21.23 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Bsem A Mansour	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,422	One story, 2 car garage, composition roof, different color shingles on roof, existing roof appears to be at end of life. Vinyl siding, exterior is blue in color, average windows and doors, poor landscaping, fair to average curb appeal. Roof replacement \$10,000.	
<b>Assessed Value</b>	\$207,122		
<b>Zoning Classification</b>	R1		
<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>	\$10,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$10,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Schools, parks, shopping, hospitals and freeway within 1-3 miles, established neighborhood, no new growth or construction, no commercial or industry, no REO or short sales, high demand, shortage of listings, price reductions the past 60 days, no hazards to note. Highway within 2 blocks, open field across street. Average curb appeal in area. Area attracts investors.	
<b>Sales Prices in this Neighborhood</b>	Low: \$414,000 High: \$740,000		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	48 Melvin Road	261 Los Altos	216 Ashby Pl	273 Sage
<b>City, State</b>	American Canyon, CA	American Canyon, CA	American Canyon, CA	Vallejo, CA
<b>Zip Code</b>	94503	94503	94503	94589
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	0.84 <sup>1</sup>	2.62 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$550,000	\$675,000	\$475,000
<b>List Price \$</b>	--	\$550,000	\$639,000	\$475,000
<b>Original List Date</b>		02/03/2023	11/21/2022	02/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	19 · 19	93 · 93	12 · 12
<b>Age (# of years)</b>	47	68	35	64
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Investor	Fair Market Value	Investor
<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	2 Stories tract	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,594	1,668	2,083	1,276
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 3	4 · 3	3 · 2
<b>Total Room #</b>	6	7	9	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	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>	--	--	--	--
<b>Lot Size</b>	.19 acres	.16 acres	.20 acres	.14 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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.

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

**Listing 1** The home floor plan is comfortable and there are many windows throughout so during the day the natural sunlight floods the house. Active

**Listing 2** Washer and dryer convey with property. Newer heating, AC and hot water heater. The sliding glass door from the kitchen leads to the spacious backyard, pending.

**Listing 3** Home boasts new vinyl plank flooring, new gas range, over the range microwave, refrigerator and has been freshly painted.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	48 Melvin Road	120 W Carolyn	18 Del Rey Ct	208 Newbury
<b>City, State</b>	American Canyon, CA	American Canyon, CA	American Canyon, CA	American Canyon, CA
<b>Zip Code</b>	94503	94503	94503	94503
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.16 <sup>1</sup>	0.64 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$559,000	\$695,000	\$685,000
<b>List Price \$</b>	--	\$499,000	\$635,000	\$685,000
<b>Sale Price \$</b>	--	\$500,000	\$600,000	\$692,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	11/21/2022	07/25/2022	12/13/2022
<b>DOM · Cumulative DOM</b>	-- · --	65 · 81	24 · 55	24 · 25
<b>Age (# of years)</b>	47	67	70	34
<b>Condition</b>	Average	Average	Average	Good
<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>	1,594	1,558	1,200	1,812
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	6	6	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 3 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>	--	--	--	--
<b>Lot Size</b>	.19 acres	.25 acres	.32 acres	.22 acres
<b>Other</b>	--	Credit \$30,000	Credit \$10,000	Credit \$3,538
<b>Net Adjustment</b>	--	-\$22,000	+\$14,382	-\$76,592
<b>Adjusted Price</b>	--	\$478,000	\$614,382	\$615,408

\* 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** Freshly painted master bathroom and a brand new shower stall. Brand new vinyl flooring and fresh paint in the kitchen. Bring your creative design, as-is, sold over list price. Age 5,000, lot 3,000, credit -30,000.
- Sold 2** 50-year roof, fresh exterior and interior paint, newer dual pane windows with slider to the backyard, garage 10,000, gla 20,882, lot -6,500, credit -10,000.
- Sold 3** New carpets in all bedrooms, freshly-painted cabinets throughout. Newer stove, refrigerator, HVAC, roof and fence. New faucets in kitchen and primary bath. Condition -45,000, gla -11,554, credit -3,538, age -6,500, garage -10,000, as-is, standard sale. Sold over list price.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last sale in 2011, \$175,000. Tax records have home flagged for auction.			
<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>	\$539,000	\$559,000
<b>Sales Price</b>	\$539,000	\$559,000
<b>30 Day Price</b>	\$529,000	--
<b>Comments Regarding Pricing Strategy</b>		
S2, S1 given most weight based on location, no similar listings, searched out 3 miles, concessions typical, no REO or short sales in report, relaxed gla, age and condition due to shortage of similar sales and listings.		

## Clear Capital Quality Assurance Comments Addendum

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



Front



Front



Address Verification



Side



Side



Street

## Subject Photos



Street



Street



Street



Other



Other

## Listing Photos

**L1** 261 Los Altos  
American Canyon, CA 94503



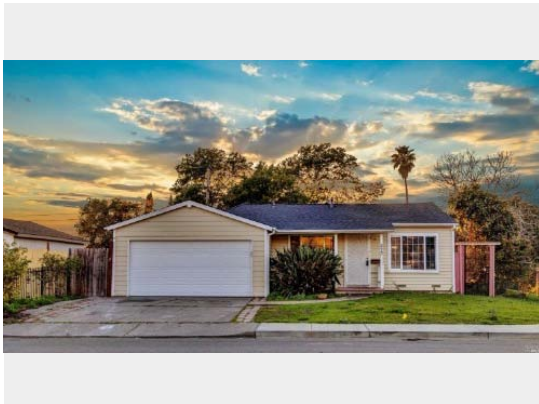
Front

**L2** 216 Ashby Pl  
American Canyon, CA 94503



Front

**L3** 273 Sage  
Vallejo, CA 94589



Front



## Sales Photos

**S1** 120 W Carolyn  
American Canyon, CA 94503



Front

**S2** 18 Del Rey Ct  
American Canyon, CA 94503



Front

**S3** 208 Newbury  
American Canyon, CA 94503



Front

## ClearMaps Addendum

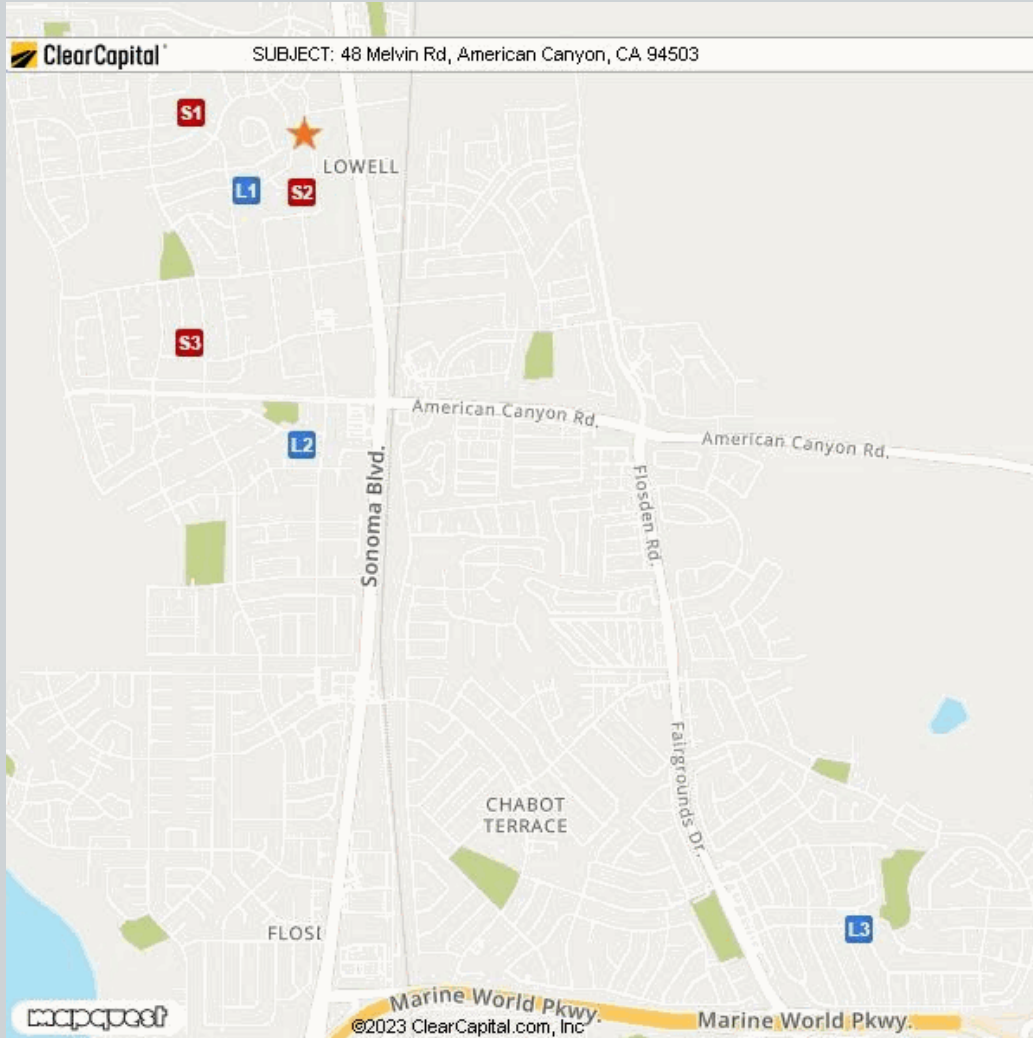
**Address** ★ 48 Melvin Road, American Canyon, CA 94503

**Loan Number** 52595

**Suggested List** \$539,000

**Suggested Repaired** \$559,000

**Sale** \$539,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	48 Melvin Road, American Canyon, CA 94503	--	Parcel Match
L1 Listing 1	261 Los Altos, American Canyon, CA 94503	0.22 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	216 Ashby Pl, American Canyon, CA 94503	0.84 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	273 Sage, Vallejo, CA 94589	2.62 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	120 W Carolyn, American Canyon, CA 94503	0.31 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	18 Del Rey Ct, American Canyon, CA 94503	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	208 Newbury, American Canyon, CA 94503	0.64 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>	Kelly Nusbaum	<b>Company/Brokerage</b>	Coldwell Banker Kappel Gateway Realty
<b>License No</b>	01223015	<b>Address</b>	1190 1st Street Fairfield CA 94533
<b>License Expiration</b>	06/16/2025	<b>License State</b>	CA
<b>Phone</b>	7073016009	<b>Email</b>	nusbaumkelly@gmail.com
<b>Broker Distance to Subject</b>	12.42 miles	<b>Date Signed</b>	02/22/2023

*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:**

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