

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>	762 Barton Way, Benicia, CA 94510	<b>Order ID</b>	8917160	<b>Property ID</b>	34568020
<b>Inspection Date</b>	09/10/2023	<b>Date of Report</b>	09/11/2023		
<b>Loan Number</b>	52658	<b>APN</b>	0083-281-010		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Solano		

### Tracking IDs

<b>Order Tracking ID</b>	09.07 Citi-CS Update	<b>Tracking ID 1</b>	09.07 Citi-CS Update
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Catamount Properties LLC	<b>Condition Comments</b> Subject is a detached 2 story, contemporary style home. Exterior is stucco withy comp shingle roof, good condition. Currently listed for sale and MLS comments reflect the property has been rehabbed, fresh paint, new flooring, remodeled kitchen and baths.
<b>R. E. Taxes</b>	\$3,300	
<b>Assessed Value</b>	\$277,407	
<b>Zoning Classification</b>	Single fam res	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<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>	Suburban	<b>Neighborhood Comments</b> Suburban residential neighborhood of average quality homes. Centrally located to shopping, schools, employment and transportation. Values in the area have slightly increased over the last 12 months by 3%. The number of distressed sales remain low, making up less than 5% of sales.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$650,000 High: \$975,000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	762 Barton Way	786 Carsten Cir.	770 Violet Ct.	708 Rose Dr.
City, State	Benicia, CA	Benicia, CA	Benicia, CA	Benicia, CA
Zip Code	94510	94510	94510	94510
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 <sup>1</sup>	0.09 <sup>1</sup>	0.14 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$950,000	\$859,000	\$765,000
List Price \$	--	\$910,000	\$859,000	\$765,000
Original List Date		07/27/2023	07/21/2023	08/03/2023
DOM · Cumulative DOM	-- · --	46 · 46	30 · 52	23 · 39
Age (# of years)	35	35	35	35
Condition	Good	Good	Good	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	2 Stories contemporary	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,902	2,094	1,902	1,759
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	7	8	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	0.16 acres	0.32 acres	0.28 acres	0.17 acres
Other	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.

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

**Listing 1** Traditional resale, no seller concessions offered in MLS, currently pending sale. Located in a similar market area, similar GLA, room count and condition. Similar upgrades to subject, remodeled kitchen, new flooring, fresh paint. No additional 12 month MLS history.

**Listing 2** Traditional resale, no seller concessions offered in MLS, currently pending sale. Located in a similar market area, model match with loft instead of bedroom 4. Updated kitchen and bath, vinyl plank flooring, fresh paint and oversized lot. No additional 12 month MLS history.

**Listing 3** Traditional resale, no seller concessions offered in MLS. Located in a similar market area, inferior GLA, room count and condition. No additional 12 month MLS history.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	762 Barton Way	610 Rose Dr.	585 Morning Glory Dr.	635 Daffodil Dr.
City, State	Benicia, CA	Benicia, CA	Benicia, CA	Benicia, CA
Zip Code	94510	94510	94510	94510
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 <sup>1</sup>	0.55 <sup>1</sup>	0.37 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$850,000	\$899,999	\$920,000
List Price \$	--	\$850,000	\$899,999	\$920,000
Sale Price \$	--	\$848,000	\$925,000	\$935,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/21/2023	06/21/2023	04/17/2023
DOM · Cumulative DOM	-- · --	65 · 70	40 · 41	19 · 20
Age (# of years)	35	37	34	34
Condition	Good	Good	Good	Good
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	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	1,902	1,814	1,964	1,964
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	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	--	--	--	--
Lot Size	0.16 acres	0.22 acres	0.21 acres	0.16 acres
Other	none	none	none	none
Net Adjustment	--	-\$1,258	-\$7,782	+\$3,566
Adjusted Price	--	\$846,742	\$917,218	\$938,566

\* Sold 1 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** Traditional resale, no seller concessions, conventional financing. Located in a similar market similar GLA and room count. Updated kitchen and bths, new roof, updated throughout. NO additional 12 month MLS history. Adjustment for GLA(+4400), lot size(-5658)
- Sold 2** Traditional resale, no seller concessions, conventional financing. Located in a similar market area, similar GLA, room count and condition. Updated kitchen, custom center island, new roof, oversized lot. No additional 12 month MLS history. No additional 12 month MLS history. Adjustment for GLA(-3100), lot size(-4682)
- Sold 3** Traditional resale, no seller concessions, conventional financing. Located in a similar market area, similar GLA and room count, superior lot size. Updated kitchen, newer roof and windows, recent paint, large landscaped yard. No additional 12 month MLS history. Adjustment for GLA(-3100), lot size(-466)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Abio Properties	Currently listed and previously sold on 03/02/2023					
<b>Listing Agent Name</b>	Erick Moreno	MLS#323005277 for \$650,000 Initial placed on MLS after rehab with another company. First MLS entry date 05/25/2023 for 899,900. Now listed with current company beginning 08/03/2023					
<b>Listing Agent Phone</b>	510-708-4137						
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	1						
<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>
02/09/2023	\$769,000	02/16/2023	\$725,000	Sold	03/02/2023	\$650,000	MLS
05/24/2023	\$899,900	--	--	Expired	07/26/2023	\$899,900	MLS
08/03/2023	\$899,900	09/11/2023	\$899,900	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$860,000	\$860,000
<b>Sales Price</b>	\$855,000	\$855,000
<b>30 Day Price</b>	\$825,000	--
<b>Comments Regarding Pricing Strategy</b>		
Most weight in value given to comp sale 1 and list comp 2. Location and condition to subject.		

## 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



Side



Street



Street

## Subject Photos



Other



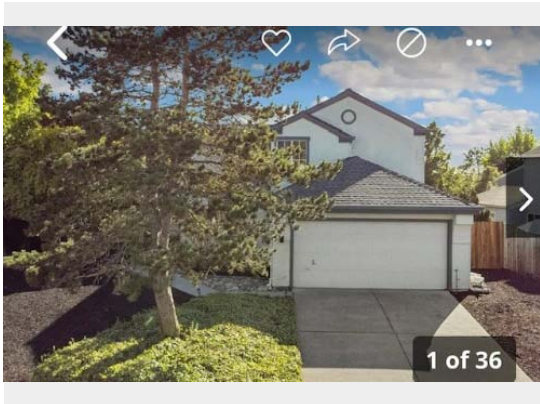
## Listing Photos

**L1** 786 Carsten Cir.  
Benicia, CA 94510



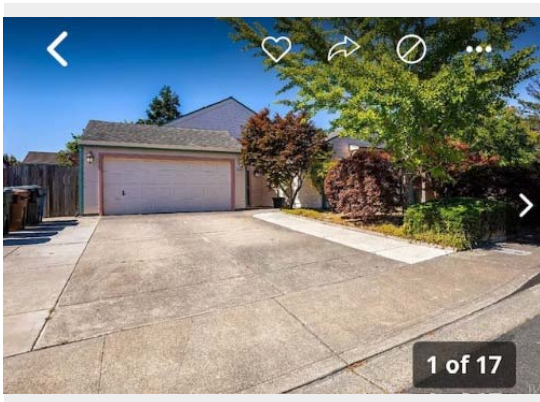
Front

**L2** 770 Violet Ct.  
Benicia, CA 94510



Front

**L3** 708 Rose Dr.  
Benicia, CA 94510



Front



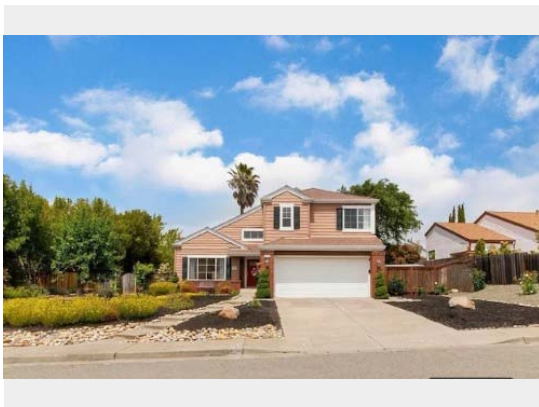
## Sales Photos

**S1** 610 Rose Dr.  
Benicia, CA 94510



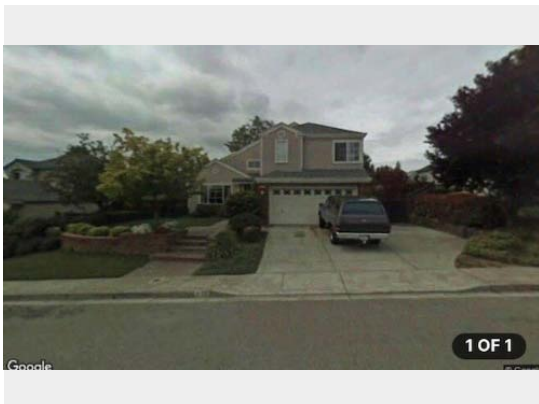
Front

**S2** 585 Morning Glory Dr.  
Benicia, CA 94510



Front

**S3** 635 Daffodil Dr.  
Benicia, CA 94510



Front

### ClearMaps Addendum

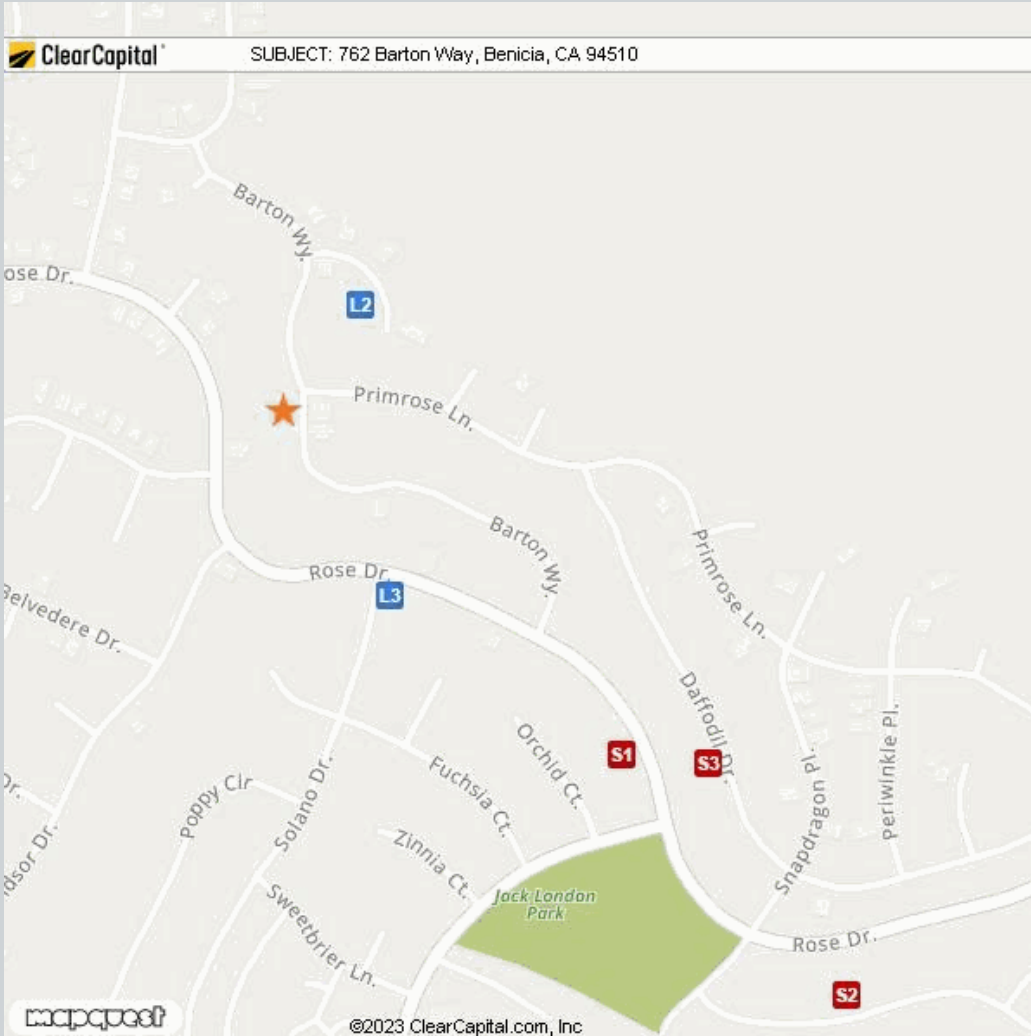
**Address** ★ 762 Barton Way, Benicia, CA 94510

**Loan Number** 52658

**Suggested List** \$860,000

**Suggested Repaired** \$860,000

**Sale** \$855,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	762 Barton Way, Benicia, CA 94510	--	Parcel Match
L1 Listing 1	786 Carsten Cir., Benicia, CA 94510	0.25 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	770 Violet Ct., Benicia, CA 94510	0.09 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	708 Rose Dr., Benicia, CA 94510	0.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	610 Rose Dr., Benicia, CA 94510	0.33 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	585 Morning Glory Dr., Benicia, CA 94510	0.55 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	635 Daffodil Dr., Benicia, CA 94510	0.37 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>	Vanessa Nelson	<b>Company/Brokerage</b>	Ashmun and Associates, Inc.
<b>License No</b>	01425175	<b>Address</b>	8328 Bennington Ct. Vallejo CA 94591
<b>License Expiration</b>	03/15/2026	<b>License State</b>	CA
<b>Phone</b>	7076472020	<b>Email</b>	vanessa@ashmunteam.com
<b>Broker Distance to Subject</b>	2.39 miles	<b>Date Signed</b>	09/11/2023

*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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