

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>	741 Lincoln Avenue, Rohnert Park, CA 94928	<b>Order ID</b>	8639979	<b>Property ID</b>	33956703
<b>Inspection Date</b>	03/03/2023	<b>Date of Report</b>	03/05/2023		
<b>Loan Number</b>	52692	<b>APN</b>	046530015		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Sonoma		

### Tracking IDs

<b>Order Tracking ID</b>	03.02.23 BPO Request	<b>Tracking ID 1</b>	03.02.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	CHARLES I LOWE	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,977	Subject appears in average condition from exterior view, view of subject limited by fence to front of subject.	
<b>Assessed Value</b>	\$331,500		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	Condo		
<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>	Cotati Holiday Park 707-544-9443		
<b>Association Fees</b>	\$363 / Month (Pool,Landscaping)		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	There are limited comparables to bracket subject in vicinity, expanded bracketing, outward radius search and 1 year back in time was utilized to find suitable comparables. Area market activity consists predominately of homes that have been updated, subject's differentials to comparables are considered in values given in this report. Active listings do not bracket low square feet to subject due to limited active inventory in area, List #3 a short sale utilized due to inferior condition to subject.	
<b>Sales Prices in this Neighborhood</b>	Low: \$299,000 High: \$426,000		
<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>	741 Lincoln Avenue	423 Lincoln Ave	111 Nicholas Ct	781 Rockwell Pl
<b>City, State</b>	Rohnert Park, CA	Cotati, CA	Cotati, CA	Santa Rosa, CA
<b>Zip Code</b>	94928	94931	94931	95401
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.91 <sup>1</sup>	8.20 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$415,000	\$385,000	\$299,000
<b>List Price \$</b>	--	\$415,000	\$385,000	\$299,000
<b>Original List Date</b>		02/24/2023	02/10/2023	02/24/2023
<b>DOM · Cumulative DOM</b>	-- · --	8 · 9	4 · 23	8 · 9
<b>Age (# of years)</b>	50	49	35	51
<b>Condition</b>	Average	Good	Good	Fair
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	2
<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 townhome	1 Story townhome	1 Story townhome	2 Stories townhome
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	808	920	848	900
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<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>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	none	none	none	none

\* 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** Fair market sale, superior square feet and condition to subject, no buyer sale considerations offered.

**Listing 2** Investor flip, superior square feet and condition to subject, sale pending 02/14/2023.

**Listing 3** Short sale, superior square feet to subject, inferior condition to subject, no buyer sale considerations offered.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	741 Lincoln Avenue	723 Lincoln Ave	457 Lincoln Ave	277 Enterprise Dr
City, State	Rohnert Park, CA	Rohnert Park, CA	Cotati, CA	Rohnert Park, CA
Zip Code	94928	94928	94931	94928
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 <sup>1</sup>	0.10 <sup>1</sup>	1.24 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$399,000	\$440,000	\$312,500
List Price \$	--	\$399,000	\$440,000	\$307,500
Sale Price \$	--	\$426,000	\$425,000	\$307,500
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	09/08/2022	09/01/2022	12/07/2022
DOM · Cumulative DOM	-- · --	14 · 34	8 · 31	55 · 61
Age (# of years)	50	50	49	41
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story townhome	1 Story townhome	1 Story townhome	1 Story flat
# Units	1	1	1	1
Living Sq. Feet	808	896	920	723
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	1 · 1
Total Room #	4	4	4	3
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	none	none	none	none
Net Adjustment	--	-\$4,400	-\$5,600	-\$750
Adjusted Price	--	\$421,600	\$419,400	\$306,750

\* 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** Fair market sale, no buyer sale concessions noted. Minus \$4,400 square feet. It has been common in this market are for homes to sell above list price both with and without sale concessions noted. 2 offers noted as received.

**Sold 2** Fair market sale, no buyer sale concessions noted. Minus \$5,600 square feet.

**Sold 3** fair market sale, no buyer sale concessions noted. Minus \$10,000 condition, plus \$4,250 square feet, \$5,000 bedroom.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No mls listing or sale history for subject in past 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>	\$405,000	\$405,000
<b>Sales Price</b>	\$400,000	\$400,000
<b>30 Day Price</b>	\$390,000	--
<b>Comments Regarding Pricing Strategy</b>		
Wider than average range in comparable pricing due to limited market activity in area.		

## 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



Address Verification



Street

## Listing Photos

**L1** 423 Lincoln Ave  
Cotati, CA 94931



Front

**L2** 111 Nicholas Ct  
Cotati, CA 94931



Front

**L3** 781 Rockwell Pl  
Santa Rosa, CA 95401



Front



## Sales Photos

**S1** 723 Lincoln Ave  
Rohnert Park, CA 94928



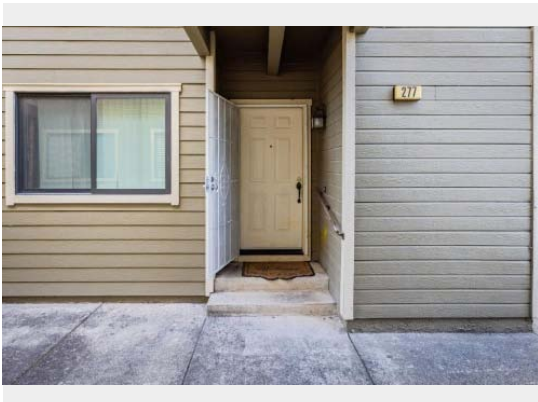
Front

**S2** 457 Lincoln Ave  
Cotati, CA 94931



Front

**S3** 277 Enterprise Dr  
Rohnert Park, CA 94928



Front



### ClearMaps Addendum

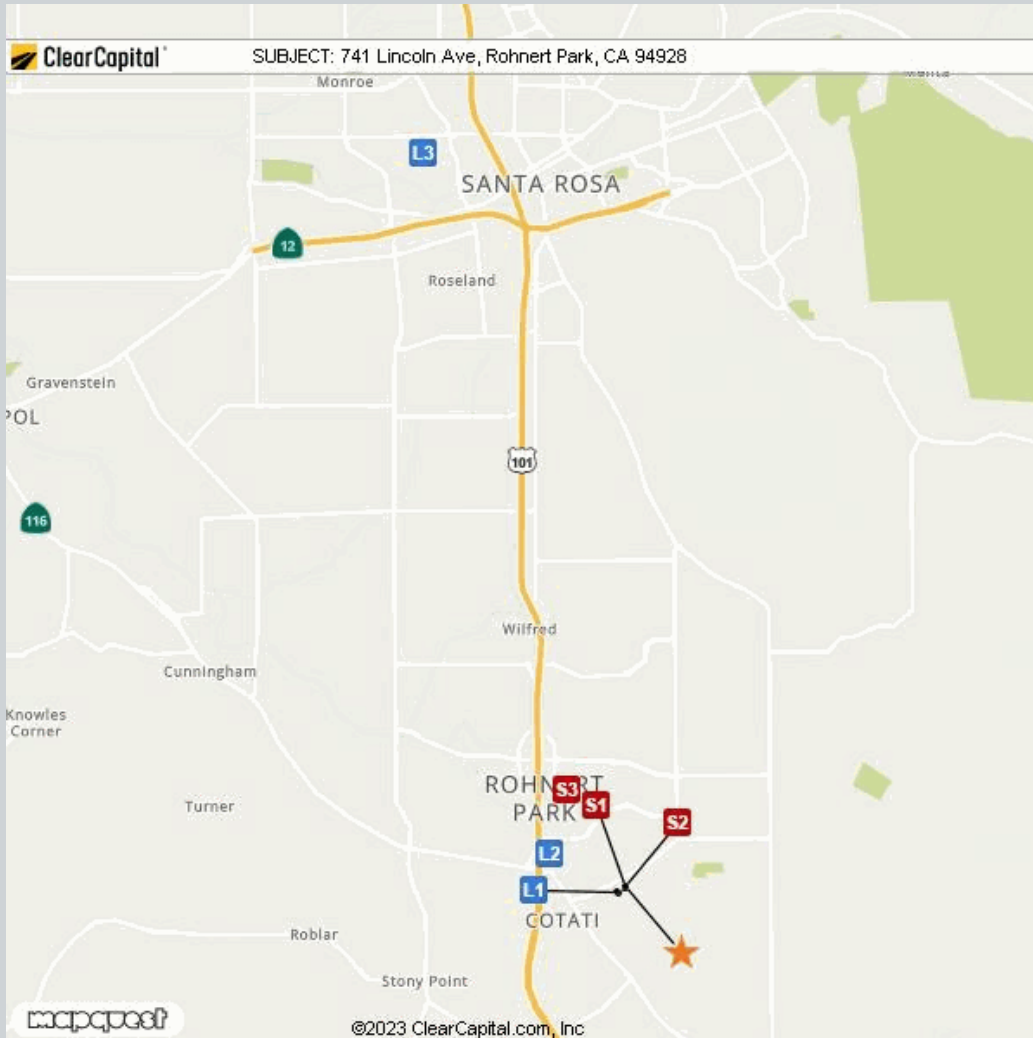
**Address** ★ 741 Lincoln Avenue, Rohnert Park, CA 94928

**Loan Number** 52692

**Suggested List** \$405,000

**Suggested Repaired** \$405,000

**Sale** \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	741 Lincoln Avenue, Rohnert Park, CA 94928	--	Parcel Match
L1 Listing 1	423 Lincoln Ave, Cotati, CA 94931	0.12 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	111 Nicholas Ct, Cotati, CA 94931	0.91 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	781 Rockwell Pl, Santa Rosa, CA 95401	8.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	723 Lincoln Ave, Rohnert Park, CA 94928	0.02 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	457 Lincoln Ave, Cotati, CA 94931	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	277 Enterprise Dr, Rohnert Park, CA 94928	1.24 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>	Dave Schlote	<b>Company/Brokerage</b>	RE/MAX Gold
<b>License No</b>	01251148	<b>Address</b>	120 Stony Point Road Suite 240 Santa Rosa CA 95401
<b>License Expiration</b>	01/08/2027	<b>License State</b>	CA
<b>Phone</b>	7079532774	<b>Email</b>	dschlote@remax.net
<b>Broker Distance to Subject</b>	8.09 miles	<b>Date Signed</b>	03/04/2023

*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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