

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	6910 Mirabel Road, Forestville, CA 95436	Order ID	8639979	Property ID	33956706
Inspection Date	03/02/2023	Date of Report	03/05/2023		
Loan Number	52697	APN	083130023		
Borrower Name	Catamount Properties 2018 LLC	County	Sonoma		

Tracking IDs					
Order Tracking ID	03.02.23 BPO Request	Tracking ID 1	03.02.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	MILLS KATHERINE E EST	Condition Comments private access road off of Mirabel , second to last on right side. Appears occupied, and average condition, maintained overall. No adverse conditions noted, attached garage door in front on right, and detached garage per tax records, structure noted in back
R. E. Taxes	\$1,072	
Assessed Value	\$64,420	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Rural residential. Mirabel main road has private access road, partially gravel, where there are a few homes, with subject being 2nd to last. At the corner of access Rd on Mirabel is a fire station. Local amenities include parks, short distance to Russian River . There is low availability of active comps in subject's neighborhood, so radius was expanded.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$428000 High: \$1082500	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6910 Mirabel Road	8445 Trenton Rd	3190 Frei Rd	9012 Mill Station Rd
City, State	Forestville, CA	Forestville, CA	Sebastopol, CA	Guerneville, CA
Zip Code	95436	95436	95472	95446
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	3.42 ¹	4.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$1,190,000	\$995,000	\$879,000
List Price \$	--	\$1,190,000	\$995,000	\$879,000
Original List Date		03/02/2023	12/22/2022	09/06/2022
DOM · Cumulative DOM	-- · --	1 · 3	1 · 73	177 · 180
Age (# of years)	64	83	71	83
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	Beneficial ; Pastoral	Beneficial ; Pastoral	Beneficial ; Pastoral	Beneficial ; Pastoral
Style/Design	1 Story Ranch	2 Stories farmhouse	1 Story ranch	2 Stories farmhouse
# Units	1	1	1	1
Living Sq. Feet	1,410	1,671	1,279	1,045
Bdrm · Bths · ½ Bths	3 · 1	4 · 2	2 · 2	2 · 1
Total Room #	6	7	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 5+ Car(s)	Detached 3 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.25 acres	0.95 acres	2.2 acres	1.6 acres
Other	n, a	equestrian set up	outbuildings	EV charger

* 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.

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

Listing 1 2 story, 3/1 main house plus 1/1 accessory unit with full kitchen, 3 paddocks , tack room , modern finishes. window a/c. recent prior sale within year 06/23/22 for \$1050000.

Listing 2 Adjacent community of Sebastopol, due to low comps, larger parcel. 2 bed home plus outbudling with additional bedroom with office. extra garage tax records state 3 bed 1 bath.

Listing 3 Sebastopol location, GLA smaller than tolerance, in favor of lot size seller to clear all section 1 pest, carport plus off street parking for 10, almost fully fenced. EV charger.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6910 Mirabel Road	7075 Covey Rd	11251 Skyline Rd	7635 Mirabel Rd
City, State	Forestville, CA	Forestville, CA	Forestville, CA	Forestville, CA
Zip Code	95436	95436	95436	95436
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	3.16 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$899,000	\$682,000	\$995,000
List Price \$	--	\$899,000	\$682,000	\$995,000
Sale Price \$	--	\$790,000	\$908,000	\$1,200,000
Type of Financing	--	Conv	Cash	Cash
Date of Sale	--	10/28/2022	09/19/2022	03/16/2022
DOM · Cumulative DOM	-- · --	122 · 126	12 · 19	17 · 22
Age (# of years)	64	73	85	76
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Pastoral	Beneficial ; Pastoral	Beneficial ; Pastoral	Beneficial ; Pastoral
Style/Design	1 Story Ranch	1 Story ranch	1 Story ranch	1 Story trad
# Units	1	1	1	1
Living Sq. Feet	1,410	1,477	1,178	1,199
Bdrm · Bths · ½ Bths	3 · 1	2 · 2 · 1	3 · 2	2 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	Detached 2 Car(s)	Carport 1 Car	Carport 1 Car	None
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		--	--	260
Pool/Spa	--	--	--	--
Lot Size	1.25 acres	0.64 acres	2.3 acres	2 acres
Other	n, a	detached shop	solar, deck	deck
Net Adjustment	--	-\$4,500	-\$103,300	-\$112,900
Adjusted Price	--	\$785,500	\$804,700	\$1,087,100

* 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** nd of private drive, fresh paint, in and out, separate 1 bed 1 bath guest house, (additional 400 sq ft), -30k bath and half bath -15k, lot 30500, carport 10k
- Sold 2** Larger lot -52500, upgraded condition, kitchen, baths, -75k, paid solar -15k, deck, bath -10k, GLA 23200, less garage 15k
- Sold 3** Private , secluded location, Reconstructed home, quartz slab counters, wifi build in, designer appliances, front porch, deck, walk in basement for storage, -6500, condition -100k, bath -10k lot -37500, gla 21100, garage 20k permit pending to allow for new home on lot using subject as accessory.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none found			
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	\$800,000	\$800,000
Sales Price	\$795,000	\$795,000
30 Day Price	\$790,000	--
Comments Regarding Pricing Strategy		
Range supported by sold comps 1 and 2.		

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.
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Subject Photos



Front



Address Verification



Side



Side

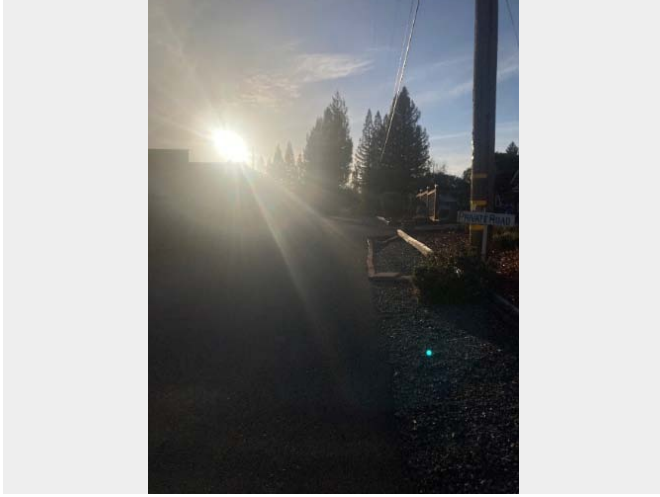


Side



Street

Subject Photos



Street



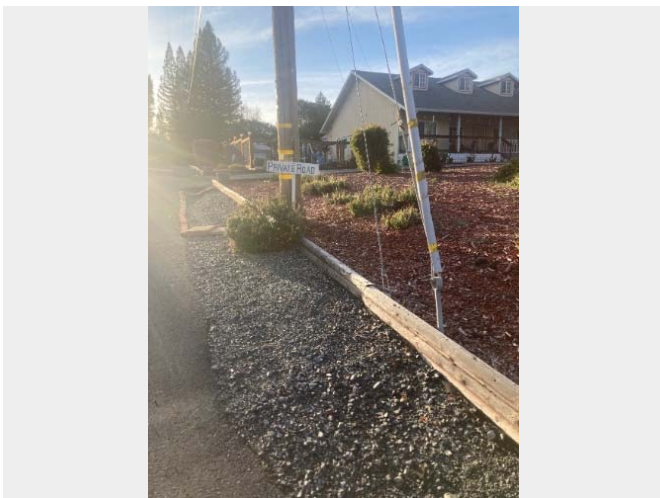
Street



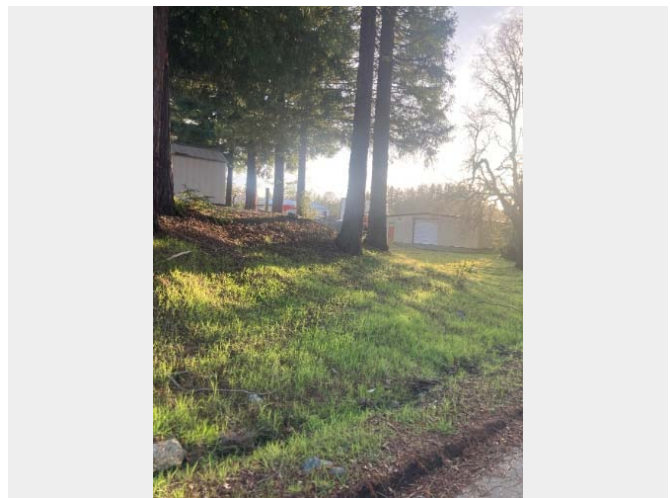
Other



Other



Other



Other

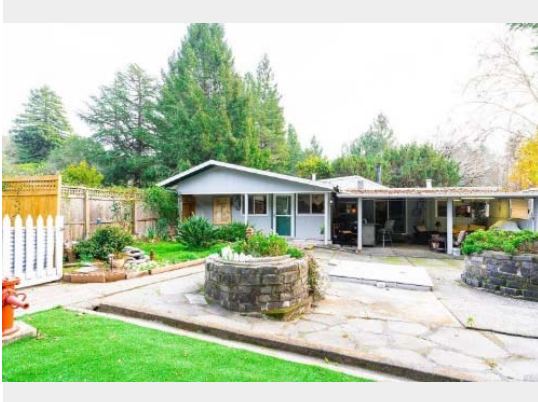
Listing Photos

L1 8445 Trenton Rd
Forestville, CA 95436



Front

L2 3190 Frei Rd
Sebastopol, CA 95472



Front

L3 9012 Mill Station Rd
Guerneville, CA 95446



Front

Sales Photos

S1 7075 Covey Rd
Forestville, CA 95436



Front

S2 11251 Skyline Rd
Forestville, CA 95436



Front

S3 7635 Mirabel Rd
Forestville, CA 95436



Front

ClearMaps Addendum

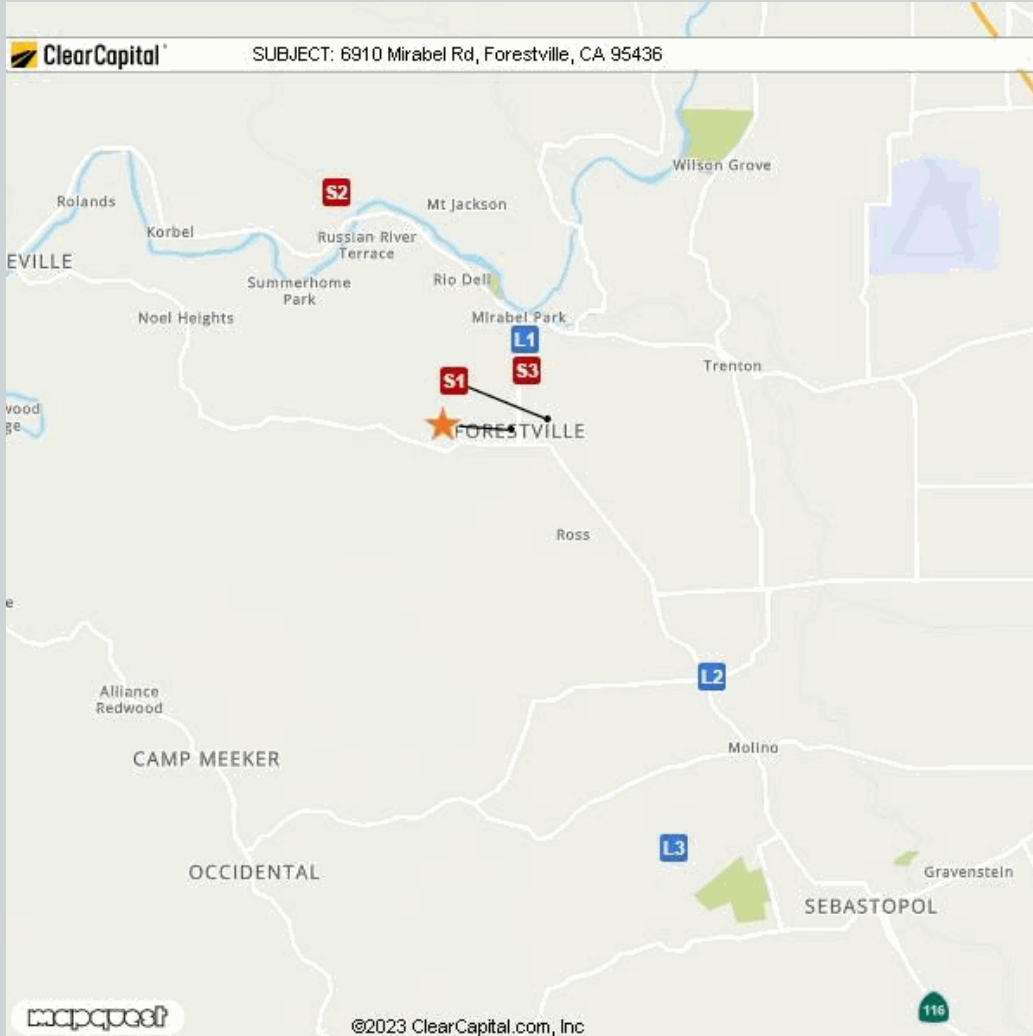
Address ★ 6910 Mirabel Road, Forestville, CA 95436

Loan Number 52697

Suggested List \$800,000

Suggested Repaired \$800,000

Sale \$795,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6910 Mirabel Road, Forestville, CA 95436	--	Parcel Match
L1 Listing 1	8445 Trenton Rd, Forestville, CA 95436	0.97 Miles ¹	Parcel Match
L2 Listing 2	3190 Frei Rd, Sebastopol, CA 95472	3.42 Miles ¹	Parcel Match
L3 Listing 3	9012 Mill Station Rd, Guerneville, CA 95446	4.84 Miles ¹	Parcel Match
S1 Sold 1	7075 Covey Rd, Forestville, CA 95436	0.40 Miles ¹	Parcel Match
S2 Sold 2	11251 Skyline Rd, Forestville, CA 95436	3.16 Miles ¹	Parcel Match
S3 Sold 3	7635 Mirabel Rd, Forestville, CA 95436	0.65 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: 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

Broker Name	Frederick Friedland	Company/Brokerage	Fred Friedland
License No	01184152	Address	2138 Francisco Ave Santa Rosa CA 95403
License Expiration	11/08/2024	License State	CA
Phone	4153362908	Email	friedlandrealtor@hotmail.com
Broker Distance to Subject	7.35 miles	Date Signed	03/03/2023

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:

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.