

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	3088 Yellowstone Lane, Sacramento, CA 95821	Order ID	9205963	Property ID	35173773
Inspection Date	03/11/2024	Date of Report	03/11/2024		
Loan Number	52945	APN	26800820040000		
Borrower Name	Catamount Properties 2018 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	3.8_CitiBPO_update	Tracking ID 1	3.8_CitiBPO_update
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CATAMOUNT PROPERTIES 2018 LLC	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$7,173	
Assessed Value	\$454,173	
Zoning Classification	Residential RD-4	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject property is located in well established neighborhood. Price has been going up due to improved economy and limited availability of listings on the market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$275000 High: \$395000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3088 Yellowstone Lane	2891 Herbert Way	2121 Marconi Ave	3316 Morse Ave
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95821	95821	95821	95821
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.54 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$389,900	\$385,000	\$419,000
List Price \$	--	\$389,900	\$385,000	\$419,000
Original List Date		08/12/2023	08/23/2023	03/01/2024
DOM · Cumulative DOM	-- · --	195 · 212	193 · 201	4 · 10
Age (# of years)	83	70	84	74
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	1,418	1,160	1,368	1,380
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.15 acres	0.16 acres	0.33 acres
Other	None	None	None	None

* Listing 2 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.

Current Listings - Cont.

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

- Listing 1** SACRAMENTO-CHARMING ONE-STORY CUSTOM HOME HAS LARGE PRIVATE BACKYARD & ONE CAR GARAGE. Lovely property has old world design & style with fresh interior paint, newly refinished original hardwood floors, wood-burning brick fireplace, double hung windows with wood trim. Open Great Rm & Dining area have extensive tile floors, abundant light & double French doors leading to newly fenced side yard. Bright Kitchen has freshly painted white cabinetry with vintage hardware. Primary & secondary Bedrooms have dual pane windows & walk-in closets. Updated home has Bathroom with new tile floors & newer decorator tub/shower + sink & toilet. Interior Laundry Rm with shelving. Enclosed flagstone patio has natural rock walls perfect for gathering area &/or room for personal spa. Outstanding backyard with concrete patio, grassy area, mature trees, flowering plants & garden beds +built-in aviary. Vintage exterior with stucco, wood lap siding & white brick chimney. Newer composition roof & gutters, partial dual-pane windows + lighted ceiling fans & fixtures. Beautiful well-maintained home in friendly neighborhood. Convenient location, easy access to freeway, public transportation, shopping & restaurants. Home has clear pest report.
- Listing 2** INVESTOR'S FANTASY An exceptional opportunity emerges to acquire property lining Marconi Ave with C-2 Commercial zoning, boasting the potential for subsequent commercial development. There is also the potential to enhance rental income upto \$250,000 by adding Additional Dwelling Units (ADUs) on each lot, leveraging the CalHFA grant of up to \$40,000 for ADU pre-development. This portfolio is strategically situated within the Opportunity Zone - tax deferral program for capital gain and enjoys a substantial average daily traffic (ADT) of 26,926 vehicles along Marconi Ave. In reference to other listings, the portfolio encompasses 8 residential units(4 SFR, 2 DUPLEXES) dispersed across 6 lots. These properties are identified as 2117, 2121, 2125, 2129, 2133, 2137 Marconi Avenue, Sacramento. The portfolio generates income through the rental of 1 Commercial Sign Board. Altogether, these properties, including the Sign Board, yield a gross rental income of \$150,000.00. Refer to the attached offering memorandum.
- Listing 3** Here's your chance to make this your own! ***Imagine the possibilities that lie within this gem of a property*** Go play a round of golf at Del Paso Country Club and settle at home just around the corner. This 3 bedrooms, 2 baths home is nearly 1,400sf and features a huge picture window and brick-lined fireplace in the living room. Sewer line was replaced in 2017, HVAC (2019), roof (2020), attic insulation (2020), fence on garage side (2021), fence at rear (2022), and fresh exterior paint just last year! The only thing needed is your personal touch. Head outside and let's talk about this HUGE 1/3 acre lot! ADUs are all the rage, with income producing potential, and/or multigenerational living on the rise, this lot is perfect for adding a secondary dwelling. Conveniently located near highway 80, shopping and eateries.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3088 Yellowstone Lane	2311 Rainbow Ave	2341 Tyrolean Way	2521 Darwin
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95821	95821	95821	95821
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.45 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$435,000	\$365,000	\$363,000
List Price \$	--	\$435,000	\$365,000	\$363,000
Sale Price \$	--	\$435,000	\$395,000	\$368,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/23/2024	10/10/2023	02/06/2024
DOM · Cumulative DOM	-- · --	53 · 181	7 · 61	73 · 90
Age (# of years)	83	84	70	70
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	1,418	1,355	1,376	1,256
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	4 · 1 · 1	3 · 1
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.2046 acres	0.23 acres	0.139 acres
Other	None	None	None	None
Net Adjustment	--	-\$850	-\$14,800	+\$10,480
Adjusted Price	--	\$434,150	\$380,200	\$378,480

* Sold 2 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** Price adjusted for bathroom -\$4000, SqFt +\$3150. Welcome home! This charming 2-3bd, 2ba house exudes character and comfort. The living room boasts beautiful wood ceilings, while the kitchen features granite countertops. The master bedroom offers a private sanctuary with an attached bathroom. Step outside to a huge backyard with a chicken coop, outdoor kitchen, covered patio, and a putting green for endless entertainment. Also included is two spacious storage sheds, currently used as a gym and a man cave. Located near the freeway, shopping and entertainment on a quiet street with a large front yard and circle driveway. This home offers a perfect balance of modern amenities and outdoor bliss. Don't miss this rare gem!
- Sold 2** Price adjusted for bedroom -\$5000, bathroom -\$3000, SQFt +\$2100, age -\$6500, lot size -\$2400. This charming family home has been in the same family for 50 years and is ready for a new chapter. With 4 bedrooms, 1.5 baths, and a deep .23 acre lot, this home has plenty of space for everyone. The roof is 1 year old and the hardwood floors are under carpet, just waiting to be revealed. The detached garage shop is perfect for storing tools or a hobby car. And the RV access makes it easy to entertain guests or take weekend trips. Located in a quiet, family-friendly neighborhood in Arden-Arcade, it's close to schools, parks, and shopping. And it's just a short drive to downtown Sacramento. This home is a fixer-upper, but it has a lot of potential. With a little TLC, it could be the perfect home for your family. So don't miss out on this opportunity to own a piece of Sacramento history.
- Sold 3** Price adjusted for SQFt +\$8100, age -\$6500, garage +\$4000, lot size +\$4880. MOVE IN READY home features an open floorplan, beautiful waterproof vinyl floors & new carpet & new fence! Enjoy evenings on your front porch in this quiet and quaint neighborhood that is close to everything you need! When you enter the home, the living room, kitchen and dining area give a welcoming feel. With bright, natural light, you'll love all of the modern features and updates completed on this home! The kitchen features quartz countertops, stylish, and a view overlooking the backyard. On the other side of the home you'll find two bedrooms with large closet spaces and a fully renovated bath. The possibilities are endless with the large yard and extra off-street parking spaces. Close to dining, shopping and freeways, MINUTES AWAY FROM ARDEN FAIR MALL! come see this one today! ask about 2-1 BUY DOWN

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Not listed in Last 12 Months.					
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	\$410,000	\$410,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
Value is based on closest and most comparable comps in the area. Due to limited availability of comparable comps I was forced to use superior/inferior comps and do price adjustments for the difference. Subject Property does not have visible house number, therefore I took a picture of the house number next to the subject property, and verified by tax records.		

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



Street



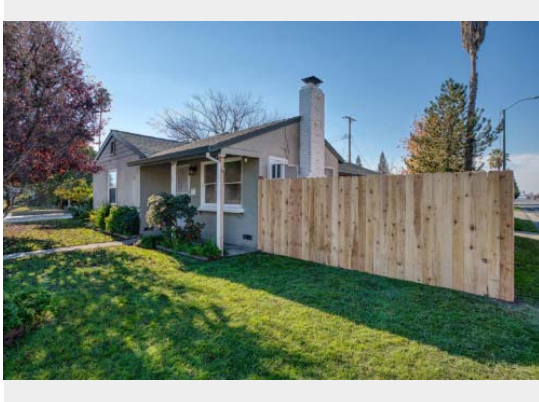
Other



Other

Listing Photos

L1 2891 Herbert Way
Sacramento, CA 95821



Front

L2 2121 Marconi Ave
Sacramento, CA 95821



Front

L3 3316 Morse Ave
Sacramento, CA 95821



Front

Sales Photos

S1 2311 Rainbow Ave
Sacramento, CA 95821



Front

S2 2341 Tyrolean Way
Sacramento, CA 95821



Front

S3 2521 Darwin
Sacramento, CA 95821



Front

ClearMaps Addendum

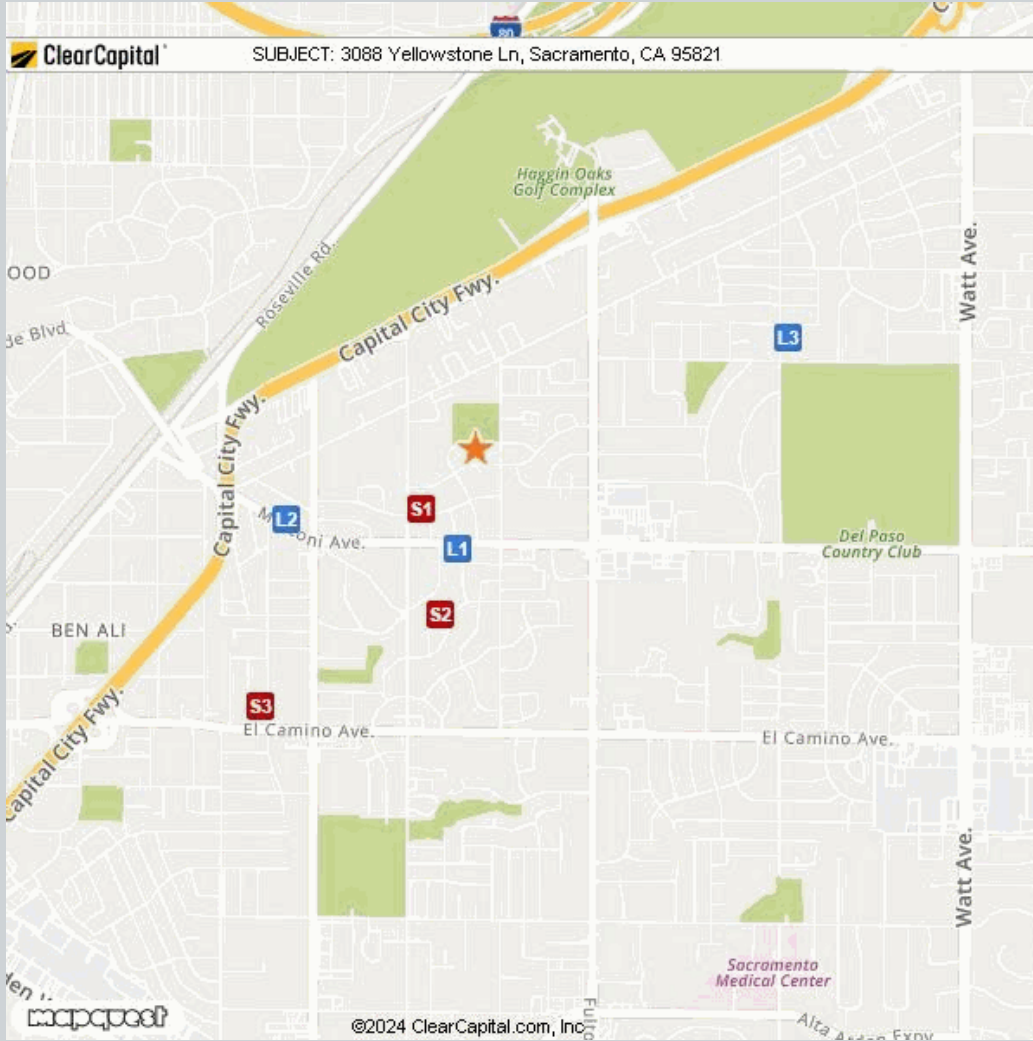
Address ★ 3088 Yellowstone Lane, Sacramento, CA 95821

Loan Number 52945

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3088 Yellowstone Lane, Sacramento, CA 95821	--	Parcel Match
L1 Listing 1	2891 Herbert Way, Sacramento, CA 95821	0.27 Miles ¹	Parcel Match
L2 Listing 2	2121 Marconi Ave, Sacramento, CA 95821	0.54 Miles ¹	Parcel Match
L3 Listing 3	3316 Morse Ave, Sacramento, CA 95821	0.89 Miles ¹	Parcel Match
S1 Sold 1	2311 Rainbow Ave, Sacramento, CA 95821	0.22 Miles ¹	Parcel Match
S2 Sold 2	2341 Tyrolean Way, Sacramento, CA 95821	0.45 Miles ¹	Parcel Match
S3 Sold 3	2521 Darwin, Sacramento, CA 95821	0.90 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	Alina Pustynovich	Company/Brokerage	Usko Realty Inc.
License No	01904396	Address	5245 Harston Way Antelope CA 95843
License Expiration	04/03/2024	License State	CA
Phone	9168066386	Email	bpoalina@gmail.com
Broker Distance to Subject	7.01 miles	Date Signed	03/11/2024

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.