

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>	1433 Hull Lane, Martinez, CALIFORNIA 94553	<b>Order ID</b>	8676358	<b>Property ID</b>	34058577
<b>Inspection Date</b>	03/29/2023	<b>Date of Report</b>	03/29/2023		
<b>Loan Number</b>	53035	<b>APN</b>	162-530-1007-2		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	Contra Costa		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	03.29.23_BPO	<b>Tracking ID 1</b>	03.29.23_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Sanjay P Kaushish	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,787	No adverse conditions were noted at the time of inspection based on exterior observations. Located within an area of similar properties, subject conforms. Subject is located within Muir Hill HOA with 52 units with a common pool and BBQ area. Noted a potential for possible freeway noise due to the proximity of hwy 4.	
<b>Assessed Value</b>	\$153,861		
<b>Zoning Classification</b>	R1		
<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>	Muir Hill HOA 925-283-4900		
<b>Association Fees</b>	\$525 / Month (Pool,Greenbelt)		
<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	Subject is a conforming single family residential Condo style property located within the Muir Hill HOA with 52 units and includes amenities including a Common Pool and Greenbelt, and BBQ area. Subject conforms to the immediate area and is located within moderate proximity to hwy 4 freeway access, employment opportunities, shopping malls, restaurants, Kaiser Hospital, VA Hospital, and nearby parks and K-12 Schools.	
<b>Sales Prices in this Neighborhood</b>	Low: \$449,000 High: \$510,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1433 Hull Lane	805 Center Ave	1421 Hull Ln	1092 Maywood Ln
City, State	Martinez, CALIFORNIA	Martinez, CA	Martinez, CA	Martinez, CA
Zip Code	94553	94553	94553	94553
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 <sup>1</sup>	0.01 <sup>1</sup>	0.43 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$418,000	\$498,000	\$559,000
List Price \$	--	\$418,000	\$498,000	\$549,000
Original List Date		03/02/2023	08/18/2022	01/03/2023
DOM · Cumulative DOM	-- · --	4 · 27	41 · 223	22 · 85
Age (# of years)	42	42	41	39
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,030	890	1,030	1,217
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 2	3 · 1 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	Detached 2 Car(s)	Carport 1 Car	Detached 2 Car(s)	Detached 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	Fireplace	Fireplace	Fireplace	Fireplace

\* 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.

## Current Listings - Cont.

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

- Listing 1** A1 is similar in room count, in year built with 2 beds, 1 bath. A1 is inferior in garage space, in beds, in GLA. A1 the most recent listing that has already gone pending and a COE of 3/29/2023, is a ground level unit located within Muirwood HOA with similar amenities. A1 offer a open floor plan is located to the rear of complex with a kitchen with SS appliances, white cabinetry and granite counter. A1 has vinyl flooring, offers views of rthe redwoods an in-unit laundry.
- Listing 2** A2 is similar in room count, in garage space, in GLA, in fireplace with 2 beds, 2 baths. A2 is located within subjects HOA and come fully updated, both kitchen and baths come with quartz/granite counter tops, modern color scheme, with a primary en-suite bedroom, the second bedroom has the flex space for a office, workout room, or guest bedroom. A2 has a 1st floor access, a 2-car detached garage and a back patio. HOA includes water, garbage, and common area maintenance.
- Listing 3** A3 is similar in room count, in fireplace with 3 beds, 1.5 baths. A3 is superior in beds, in half baths, in year built, in GLA, A3 is inferior in baths, in garage space, A3 is located within Maywood Village HOA with similar amenities and offer 108 units. A3 comes with vinyl flooring, cherry kitchen, stone counters, and open bar area with seating, and a in-unit fireplace in the family room and a private backyard patio, and a in-unit washer and dryer.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1433 Hull Lane	249 Arana Dr	1383 Hull Ln	1343 Hull Ln
City, State	Martinez, CALIFORNIA	Martinez, CA	Martinez, CA	Martinez, CA
Zip Code	94553	94553	94553	94553
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 <sup>1</sup>	0.04 <sup>1</sup>	0.03 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$510,000	\$469,000	\$470,000
List Price \$	--	\$449,000	\$469,000	\$470,000
Sale Price \$	--	\$449,000	\$485,000	\$510,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/30/2022	06/20/2022	04/19/2022
DOM · Cumulative DOM	-- · --	53 · 71	5 · 31	2 · 20
Age (# of years)	42	42	40	52
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	2	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,030	1,046	1,030	1,030
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	Carport 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
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	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$3,980	-\$100	-\$15,200
Adjusted Price	--	\$452,980	\$484,900	\$494,800

\* 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** S1 is similar in room count, in fireplace place with 2 beds, 2 baths. S1 is inferior in garage space with carport parking + (\$5,000), in year built + (\$100.00). S2 is superior in GLA - (\$1,120). S1 is located within a 5 unit complex with a greenbelt only with quick access to HWY 4 & I-680, movie theater, Kaiser and VA Medical center, Nob Hill Foods and close to top-rated K-12 Schools.
- Sold 2** S3 is similar in room count, in garage space, in fireplace with 2 beds, 2 baths. S3 is superior in year built - (\$100.00). S2 is located within subjects Condo Complex with a 2 bed/ 2 bath unit at the back of the complex, adjacent to the 2-car detached garage. S2 has a primary suite featuring his/hers large closets, and a secondary bedroom is perfect for a home office and guests. S2 has a balcony off this ground level unit. S2 offers a convenient location for shopping, dining & nearby freeway access, and Kaiser Hospital is within walking distance.
- Sold 3** S3 is similar in room count, in garage space, in GLA, in fireplace with 2 beds, 2 baths. S3 is superior in condition - (\$15,000), in year built - (\$200.00). S3 is located within subject's complex on the 2nd floor with and updated Kitchen, New shower door, New Vanity In Second Bathroom, New Fixtures, New Carpets a large Balcony with storage closet, Central Heat and A/C. S3 has a Refrigerator, Washer and Dryer that convey with sale. S3 gas a newer water heater and garage motor recently installed. S3 is located within an HOA with a gated Pool & BBQ Area and near Hospitals, Historic downtown, Shopping, Restaurants and Hwy 4.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has not been listed for sale or transferred ownership within the last 5 years.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
11/28/2022	\$449,000	--	--	Cancelled	03/28/2023	\$489,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$475,000	\$475,000
<b>Sales Price</b>	\$480,000	\$480,000
<b>30 Day Price</b>	\$480,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject value based on the most similar Single Family Residential Condo style properties compared to subject, located through searches utilizing current market data on MLS. All comps are within a 20% square foot variance, 6 months and .15 miles. Search criteria extended 15 months and .55 miles due to low inventories, and the lack of similar recent comparable properties within subject's immediate neighborhood. Within parameters of search median list price is \$469,500 and median sold price \$485,000 with a DOM of 30 days. Subject located in an area of REO, Short Sales, Flipped properties and Fair Market value, supply meets demand according to Contra Costa Association of Realtors. According to the CCAR MLS, the average marketing time in subject's immediate area is 30 Day on the market. Trends for this zip code indicate that within the current inventory .5% are in foreclosure, Auction, and Bank Owned stages.</p>		

## 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



Front



Front



Front



Front



Address Verification



## Subject Photos



Address Verification



Side



Side



Side



Side



Side



## Subject Photos



Side



Side



Side



Side



Street



Street



## Subject Photos



Street



Garage



Garage



Other



Other



Other

## Subject Photos



Other

## Listing Photos

**L1** 805 Center Ave  
Martinez, CA 94553



Front

**L2** 1421 Hull Ln  
Martinez, CA 94553



Front

**L3** 1092 Maywood Ln  
Martinez, CA 94553



Front



## Sales Photos

**S1** 249 Arana Dr  
Martinez, CA 94553



Front

**S2** 1383 Hull Ln  
Martinez, CA 94553



Dining Room

**S3** 1343 Hull Ln  
Martinez, CA 94553



Front

## ClearMaps Addendum

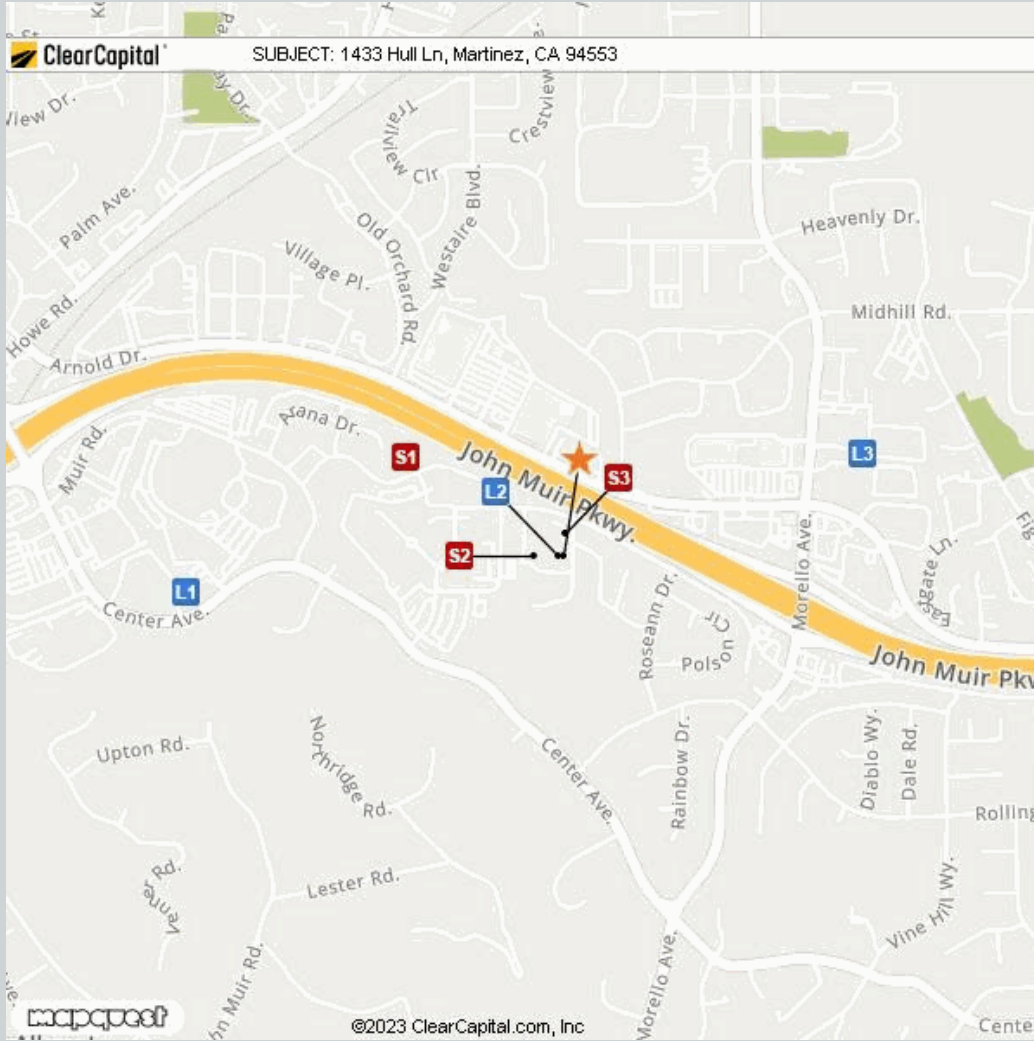
**Address** ★ 1433 Hull Lane, Martinez, CALIFORNIA 94553

**Loan Number** 53035

**Suggested List** \$475,000

**Suggested Repaired** \$475,000

**Sale** \$480,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1433 Hull Lane, Martinez, California 94553	--	Parcel Match
L1 Listing 1	805 Center Ave, Martinez, CA 94553	0.51 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1421 Hull Ln, Martinez, CA 94553	0.01 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1092 Maywood Ln, Martinez, CA 94553	0.43 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	249 Arana Dr, Martinez, CA 94553	0.25 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1383 Hull Ln, Martinez, CA 94553	0.04 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1343 Hull Ln, Martinez, CA 94553	0.03 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

## Report Instructions - cont.

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.

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>	Debbye Deister	<b>Company/Brokerage</b>	Stonehurst Real Estate Services
<b>License No</b>	01426142	<b>Address</b>	Stonehurst Real Estate Services Lafayette CA 94549
<b>License Expiration</b>	04/15/2024	<b>License State</b>	CA
<b>Phone</b>	9254513368	<b>Email</b>	stonehurstres00@gmail.com
<b>Broker Distance to Subject</b>	6.82 miles	<b>Date Signed</b>	03/29/2023

*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.**