

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>	6713 Embarcadero Drive Unit 25, Stockton, CA 95219	<b>Order ID</b>	8683365	<b>Property ID</b>	34073328
<b>Inspection Date</b>	04/05/2023	<b>Date of Report</b>	04/05/2023		
<b>Loan Number</b>	53091	<b>APN</b>	098-400-04		
<b>Borrower Name</b>	Catamount Properties 2018 LLC	<b>County</b>	San Joaquin		

### Tracking IDs

<b>Order Tracking ID</b>	04.04.23 BPO Request	<b>Tracking ID 1</b>	04.04.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Garcia Christopher	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,970		Subject looks to be in average condition from the street
<b>Assessed Value</b>	\$248,963		
<b>Zoning Classification</b>	PUD		
<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>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	Embarcadero West Condos		
<b>Association Fees</b>	\$500 / Month		
<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>	Slow		Subject is in a neighborhood of condo projects with this unit overlooking the delta water ways
<b>Sales Prices in this Neighborhood</b>	Low: \$180,000 High: \$410,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	6713 Embarcadero Drive Unit 25	6241 Cumberland Pl	3712 W Benjamin Holt Dr	5837 Morgan Pl
<b>City, State</b>	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
<b>Zip Code</b>	95219	95219	95219	95219
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.53 <sup>1</sup>	0.23 <sup>1</sup>	0.89 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$389,900	\$398,000	\$384,950
<b>List Price \$</b>	--	\$384,900	\$389,000	\$384,950
<b>Original List Date</b>		11/18/2022	11/08/2022	03/02/2023
<b>DOM · Cumulative DOM</b>	-- · --	134 · 138	146 · 148	18 · 34
<b>Age (# of years)</b>	39	51	44	34
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Beneficial ; Waterfront	Neutral ; Residential	Beneficial ; Waterfront	Neutral ; Residential
<b>View</b>	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
<b>Style/Design</b>	2 Stories Cont	2 Stories Cont	1 Story Cont	1 Story Cont
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,667	1,344	1,509	1,363
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 1 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	6	7	7
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 1 Car	Carport 2 Car(s)	None
<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>	0.0136 acres	0.0236 acres	0.0312 acres	0.0287 acres
<b>Other</b>	Waterfront	None	Waterfront	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.

## Current Listings - Cont.

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

- Listing 1** This 2 bedroom 1 1/2 bath condo is move in ready and provides you with easy living on Lake Lincoln. Downstairs features laminated flooring, gas fireplace, kitchen/dining combination, granite kitchen counters, a half bathroom, and washer and dryer hookups. Upstairs bedrooms both feature walk-in closets and large layouts. The main bedroom enjoys a lake view. New heating and air, canned lighting, R-30 insulation and dual pane windows. In addition, the condo provides lake access and a private swimming pool for your enjoyment. Located in Lincoln Unified School District, close to the LVW Marina, and Marina Shopping Center
- Listing 2** BRAND NEW QUARTZ COUNTERTOP, and newly painted cabinets. Located right on the lake with a private large deck, this single story unit offers spectacular lake views. The condo has 3 bedrooms and 2 bathrooms, 1509 sq ft living space. It features large picture windows to enjoy the view from living room, dining room, and master bedroom. It has also a small front patio off breakfast nook and kitchen. Best location on the lake in Lincoln Village West and a short distance to Village West Marina. Condo living to the finest!
- Listing 3** Welcome to 5837 Morgan Pl #79, a charming and affordable condo located in a peaceful community in the heart of Stockton. This cozy unit offers 3 bedrooms, 2 bathrooms, modern appliances, in-unit laundry hookups, designated carport parking, and a beautiful view of the surrounding greenery. The property has been recently remodeled, with updated flooring, appliances, and fixtures that give it a fresh and modern feel. Additionally, the home boasts solar panels, helping to reduce energy bills and minimize the property's carbon footprint. The community amenities include a sparkling swimming pool, a clubhouse, and beautifully landscaped grounds with mature trees and lawns. The community is also pet-friendly. Located just minutes from shopping, dining, schools, and parks, this condo is a great opportunity to own a piece of Stockton real estate at an affordable price. Don't miss out on the chance to make 5837 Morgan Pl #79 your new home!

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	6713 Embarcadero Drive Unit 25	6640 Embarcadero Dr	5815 Mrgan Pl	3588 Peninsula Ct
<b>City, State</b>	Stockton, CA	Stockton, CA	Stockton, CA	Stockton, CA
<b>Zip Code</b>	95219	95219	95219	95219
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	0.92 <sup>1</sup>	0.88 <sup>2</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$280,000	\$375,000	\$475,000
<b>List Price \$</b>	--	\$265,000	\$375,000	\$409,000
<b>Sale Price \$</b>	--	\$265,000	\$360,000	\$410,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	11/15/2022	12/20/2022	03/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	58 · 95	12 · 32	95 · 116
<b>Age (# of years)</b>	39	44	39	49
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Beneficial ; Waterfront	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
<b>Style/Design</b>	2 Stories Cont	2 Stories Cont	1 Story Cont	1 Story Cont
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,667	1,428	1,353	1,378
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2 · 1	3 · 2	2 · 2
<b>Total Room #</b>	6	8	7	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Carport 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
<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>	0.0136 acres	0.014 acres	0.0578 acres	0.0215 acres
<b>Other</b>	Waterfront	None	None	Waterfront
<b>Net Adjustment</b>	--	+\$42,450	+\$40,700	+\$15,450
<b>Adjusted Price</b>	--	\$307,450	\$400,700	\$425,450

\* Sold 3 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** welcome to this cute 2 bedroom 2.5 bath 2 story condo. w/ 2 carports. private entry courtyard plus a private balcony off of the master suite. the master bedroom is very generously sized with an oversized walk-in closet. plus the second room has its own bathroom next to it. Downstairs you'll find plenty of storage in the kitchen. check out this pictures for your self. Adjusted 11950 for footage, 500 for age, 5000 for garage, 25000 for waterfront
- Sold 2** Take advantage of this unique opportunity to own one of Cape Cottages desirable floor plans. Set your sites on this fantastic one story, open living space. Located in a fabulous gates community, this home is a gem ready to be polished. It won't take much for you to begin enjoying a serene and comfortable lifestyle among the beautiful grounds of this amazing development. Adjusted 15700 for footage, 25000 for waterfront
- Sold 3** A FANTASTIC OPPORTUNITY FOR LAKEFRONT LIVING IN THIS LINCOLN VILLAGE WEST WATERFRONT CONDO. Rarely on the market, this single story Embarcadero Cove waterfront condo offers more than is commonly seen in condos. Water views and sounds of a fountain to the front, & even more expansive water views from within. Excellent Lincoln Village West location, so close to the Delta, marina, and some of Stockton's favorite dining. Tucked away within the complex, the private entry opens up to a pleasant courtyard, and then streaming lake views upon entry into the residence. The living room has vaulted ceilings and high windows that allow natural lighting to filter in. The fireplace prepares for those cozy nights ahead. The kitchen and breakfast nook have more of those coveted lake views. Two full bedrooms, two full baths, the inside laundry, two car garage, courtyard entry and rear waterfront decking are features seldom seen in condo units. When your day is over and serenity is what you seek, this lovely residence could restore and soothe the soul. Perfect for downsizing from larger homes, or to single story, without losing location, appeal, or water views. The interior has been freshly painted for you. Perhaps this comfortable condo meets your vision for the next chapter of your life. Adjusted 14450, 1000 for age

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Last sold 12/08/2016 for \$220000				
<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>	\$425,000	\$425,000
<b>Sales Price</b>	\$420,000	\$420,000
<b>30 Day Price</b>	\$415,000	--
<b>Comments Regarding Pricing Strategy</b>		
Value is based on footage and location		

## 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



Address Verification



Side



Street



Street

## Subject Photos



Other



Other



## Listing Photos

**L1** 6241 Cumberland Pl  
Stockton, CA 95219



Front

**L2** 3712 W Benjamin Holt Dr  
Stockton, CA 95219



Front

**L3** 5837 Morgan Pl  
Stockton, CA 95219



Front

## Sales Photos

**S1** 6640 Embarcadero Dr  
Stockton, CA 95219



Front

**S2** 5815 Mrgan Pl  
Stockton, CA 95219



Front

**S3** 3588 Peninsula Ct  
Stockton, CA 95219



Front

## ClearMaps Addendum

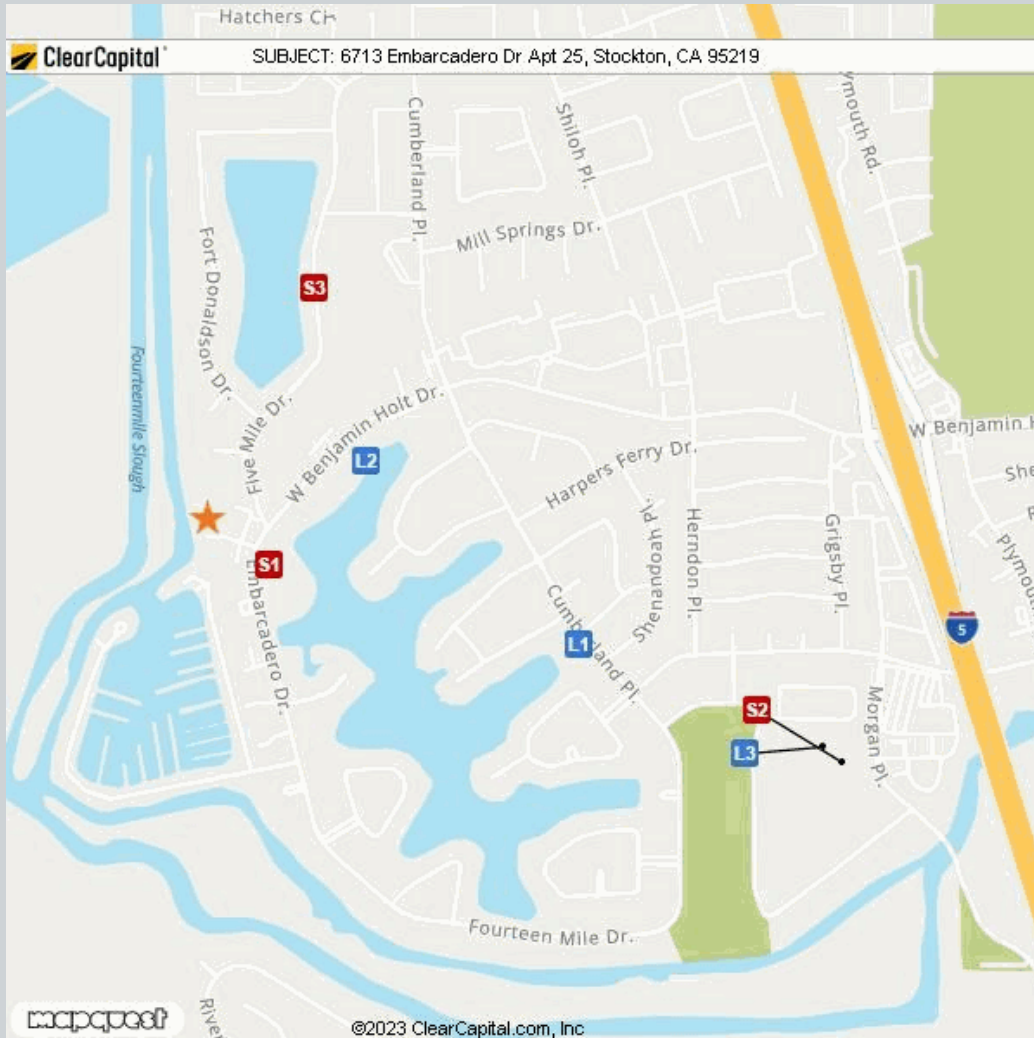
**Address** ★ 6713 Embarcadero Drive Unit 25, Stockton, CA 95219

**Loan Number** 53091

**Suggested List** \$425,000

**Suggested Repaired** \$425,000

**Sale** \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6713 Embarcadero Drive Unit 25, Stockton, CA 95219	--	Parcel Match
L1 Listing 1	6241 Cumberland Pl, Stockton, CA 95219	0.53 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3712 W Benjamin Holt Dr, Stockton, CA 95219	0.23 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5837 Morgan Pl, Stockton, CA 95219	0.89 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6640 Embarcadero Dr, Stockton, CA 95219	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5815 Mrgan Pl, Stockton, CA 95219	0.92 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3588 Peninsula Ct, Stockton, CA 95219	0.88 Miles <sup>2</sup>	Unknown Street Address

<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>	Rick Lehr	<b>Company/Brokerage</b>	Century21 Select Real Estate
<b>License No</b>	01172432	<b>Address</b>	1510 W. Kettleman Ln Lodi CA 95242
<b>License Expiration</b>	02/08/2027	<b>License State</b>	CA
<b>Phone</b>	2093703838	<b>Email</b>	c21ricky@aol.com
<b>Broker Distance to Subject</b>	8.83 miles	<b>Date Signed</b>	04/05/2023

*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.