

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	2297 Melba Street, Yuba City, CALIFORNIA 95993	Order ID	8688425	Property ID	34088388
Inspection Date	04/08/2023	Date of Report	04/10/2023		
Loan Number	53179	APN	61054001		
Borrower Name	Catamount Properties 2018 LLC	County	Sutter		

Tracking IDs					
Order Tracking ID	04.07.23 BPO Request	Tracking ID 1	04.07.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	HARLEY H COOPER	The Subject looked to be in good condition at the time of observation. The roof, trim, gutters, downspouts, eaves, siding, windows, shutters, driveway, fencing, front door, garage door, brick all looked intact and without damage. The roof, gutters, downspouts, exterior paint, garage door and front door looked newer. I looked through the fence to the backyard from True Rd. The pool is empty. I have included views of across the street, street sign, left and right front views and picture of the 2-car detached garage.
R. E. Taxes	\$1,738	
Assessed Value	\$118,593	
Zoning Classification	Residential R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(The property looks secure. The door, garage door and windows are closed and the gates are shut.)		
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		Neighborhood Comments
Location Type	Suburban	The Subject is located on a corner lot, in a beautiful established neighborhood with wide streets, streetlights, curbs and sidewalks. Most homes located here are on a well and a septic. Located near schools, parks, shopping and easy access to Highways 99, 70 and 20. The Subject is located OUT of Special Flood Hazard Area (SFHA). Typical utility easements exist. No short sales or REOs. No boarded-up homes. Currently there are no Active or Pending listings available in the Subject's area. No REOs for sale. But I did notice at the other end of Melba there was a home that had very high grass a...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$212200 High: \$597000	
Market for this type of property	Decreased 15 % in the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

The Subject is located on a corner lot, in a beautiful established neighborhood with wide streets, streetlights, curbs and sidewalks. Most homes located here are on a well and a septic. Located near schools, parks, shopping and easy access to Highways 99, 70 and 20. The Subject is located OUT of Special Flood Hazard Area (SFHA). Typical utility easements exist. No short sales or REOs. No boarded-up homes. Currently there are no Active or Pending listings available in the Subject's area. No REOs for sale. But I did notice at the other end of Melba there was a home that had very high grass and a notice on the door. It might be coming soon.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2297 Melba Street	277 Del Monte Ave	615 Hughes	540 Carroll St
City, State	Yuba City, CALIFORNIA	Yuba City, CA	Yuba City, CA	Yuba City, CA
Zip Code	95993	95991	95991	95991
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.83 ¹	3.12 ¹	2.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,000	\$330,000	\$375,000
List Price \$	--	\$299,000	\$300,000	\$375,000
Original List Date		03/30/2023	11/01/2022	02/28/2023
DOM · Cumulative DOM	-- · --	9 · 11	56 · 160	26 · 41
Age (# of years)	52	75	68	64
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; 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	1,144	1,413	1,239	1,337
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 4 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.18 acres	.23 acres	.17 acres	.15 acres
Other	HVAC	HVAC, owned solar	HVAC	HVAC

* Listing 3 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** This is a three bedroom with two bathrooms in 1413 square feet. This single-story home is on public water and sewer. This home has many original features but has been updated over the years with exterior/interior paint, some flooring, some interior doors, kitchen cabinets, tile backsplash, bathroom vanity and bathroom sink. Original laminate countertops. Not as appealing as the Subject's neighborhood. Inferior in age +\$11500, location +\$35000, garage count +\$10000 and no pool +\$5000. Superior in GLA -\$20175, lot size -\$1282 and owned solar -\$12500. Nine days on the market with no offers received. Active listing.
- Listing 2** This is a three bedroom with one and a half bathrooms in 1239 square feet. This single-story home is on public water and sewer. This home has many original features but has been updated throughout the years. Newer HVAC. Original hardwood floors. Updated cabinets, interior/exterior paint. Inferior in age +\$8000, full bath count +\$5000, garage count +\$10000 and no pool +\$5000. Superior in GLA -\$7125 and half bath count -\$2500. 56 days on the market with 2 offers received. Pending sale.
- Listing 3** This is a three bedroom with two bathrooms in 1337 square feet. This single-story home is on public water and sewer. This home has many original features but has been updated throughout the years. Updated interior/exterior paint, lighting, bathroom vanities and toilet. Original hardwood floors and original kitchen. It does have a pool. The pool needs to be cleaned. I showed this house, and it was in good condition. The pool just needs attention. The solar is leased. This was the only house with a pool. Inferior in age +\$6000 and garage count +\$10000. Superior in GLA -\$14475. Adjusted sale's price is \$376,525. 26 days on the market with one offer received. Pending sale.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2297 Melba Street	2262 Tierra Buena Rd	2014 Becky Ln	2218 Melba St
City, State	Yuba City, CALIFORNIA	Yuba City, CA	Yuba City, CA	Yuba City, CA
Zip Code	95993	95993	95993	95993
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.28 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$255,000	\$274,900	\$379,000
List Price \$	--	\$255,000	\$274,900	\$379,000
Sale Price \$	--	\$255,000	\$274,900	\$370,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	10/21/2022	01/06/2023	11/10/2022
DOM · Cumulative DOM	-- · --	3 · 31	12 · 42	7 · 39
Age (# of years)	52	75	59	53
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	1,144	1,200	1,080	1,300
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 4 Car(s)	Carport 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.18 acres	.33 acres	.20 acres	.23 acres
Other	HVAC	Wall furnace	Wall furnace	HVAC
Net Adjustment	--	+\$30,953	+\$40,800	-\$2,982
Adjusted Price	--	\$285,953	\$315,700	\$367,018

* Sold 3 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** This is a three bedroom with two bathrooms in 1200 square feet. This single-story home is on a well and septic just like the Subject. Located just .51 miles from the Subject. This home has many original features but has been updated over the years. Appealing neighborhood like the Subject. Similar neighborhood, condition, bedroom count and bathroom count. Superior in GLA -\$4200, carport count -\$5000 and lot size -\$3847. Inferior in age +\$11500, garage count +\$15000, HVAC +\$12500 and no pool +\$5000. Adjusted sale's price is \$285,453. Only 3 days on the market with 7 offers received.
- Sold 2** This is a three bedroom with two one bathroom in 1080 square feet. This single-story home is on public water and a septic. Located just .28 miles from the Subject. This home has many original features but has been updated over the years. Bonus room, no HVAC or pool. Appealing neighborhood like the Subject. Similar neighborhood, condition, bedroom count and larger lot size like the Subject. The Seller contributed \$7943 towards the Buyers closing costs. No adjustment is needed. This is the new trend in our area due to the higher mortgage rates. The garage was converted into another bedroom. Inferior in age +\$3500, GLA +\$4800, garage count +\$20000, HVAC +\$12500 and no pool +\$5000. Superior in bonus room -\$5000. Adjusted sale's price is \$315,700.
- Sold 3** This is a three bedroom with two bathrooms in 1300 square feet. This single-story home is on a well and a septic just like the Subject. This home is located just .09 miles from the Subject, on the same street. Same builder, age, style, bedroom count, bathroom count, condition and larger lot size like the Subject. This home has many original features but has been updated throughout the years. Central heat and air conditioning but no pool. Superior in GLA -\$11700 and lot size -\$1282. Inferior in garage count +\$10000. Adjusted sale's price is \$367,018. Only 7 days on the market with one offer received.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The Subject has not been listed or sold within the last 12 months. I checked in the MLS, the tax record and First American Title Company.			
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	\$360,000	\$360,000
Sales Price	\$360,000	\$360,000
30 Day Price	\$357,500	--
Comments Regarding Pricing Strategy		
<p>There was one other more recent sold comp located at 1418 El Margarita Road, Yuba City, CA 95993* Closed (03/30/23). Similar neighborhood as Subject. On a well and septic. 1222 square feet with three bedrooms and two bathrooms on a .31 acre lot. Listed at \$299,000. Sold for \$258,000. But it needed a new septic system and other repairs, so I could not use it. The Subject is located in an appealing, Northwest Yuba City neighborhood. Homebuyers are constantly looking in the area. The Subject looked to be in Average condition at the time of observation. It did look like the Subject might be vacant. I drove around to the back on True Rd to try and look through the fencing. I saw the pool was empty. I don't know the condition of the pool, but I have to give it some kind of value. Due to the lack of usable comps, I tried to keep all comps within the Subject neighborhood/area, but it was impossible. I had to expand out to a to a 1-mile radius for Sold comps and out to a 3-mile radius for Active/Pending comps along with expanding past allowable age, allowable square footage variance and lot size. There were no usable Active/Pending comps on ClearProp. There was only One sold comp that I could use. My initial search was GLA from 980-1175 within a mile radius. I had to readjust GLA to 900-1225 out to a 3-mile radius. The market in our area has changed. We are seeing longer days on the market, more Seller concessions, more reductions and sale's prices have gotten a little softer with the recent mortgage rate increases. Even with the higher interest rates, homes are still selling in 45 days or less if priced correctly. Recent listed homes are being priced at market value or just below. We are still experiencing low inventory. According to the Realtor's Property Report the RVM® Estimated Range is \$334K – \$400K . The RVM® Month Change is down \$730. And the RVM® Year Change is up 4.03%. (See attachment) There were several other Active and Pending listings but they have been completely renovated. So, I could not use these comps. I have attached Active and Pending comps for your convenience. We had a small boost in showings, writing contracts and pending listings. This was due to the California Dream for All Program that rolled out on March 27, 2023. This is a 20% down payment assistance shared appreciation loan. The program only lasted 10 days. Out of funds by April 7, 2023.</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



Address Verification



Side



Side

Subject Photos



Side



Street



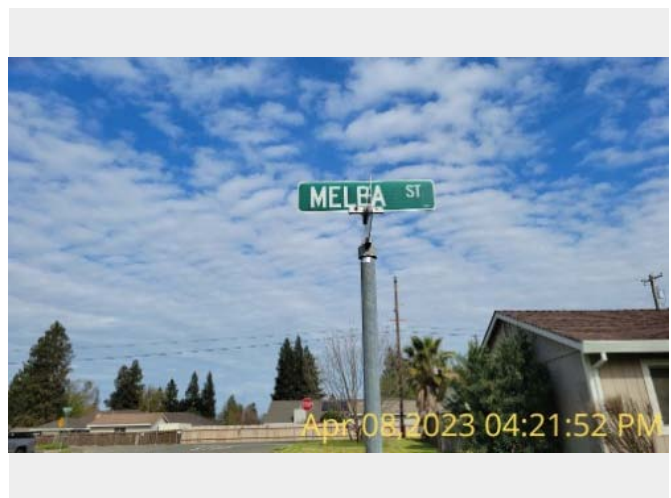
Street



Other



Other



Other

Subject Photos



Other



Other

Listing Photos

L1 277 Del Monte Ave
Yuba City, CA 95991



Front

L2 615 Hughes
Yuba City, CA 95991



Front

L3 540 Carroll St
Yuba City, CA 95991



Front

Sales Photos

S1 2262 Tierra Buena Rd
Yuba City, CA 95993



Front

S2 2014 Becky Ln
Yuba City, CA 95993



Front

S3 2218 Melba St
Yuba City, CA 95993



Front

ClearMaps Addendum

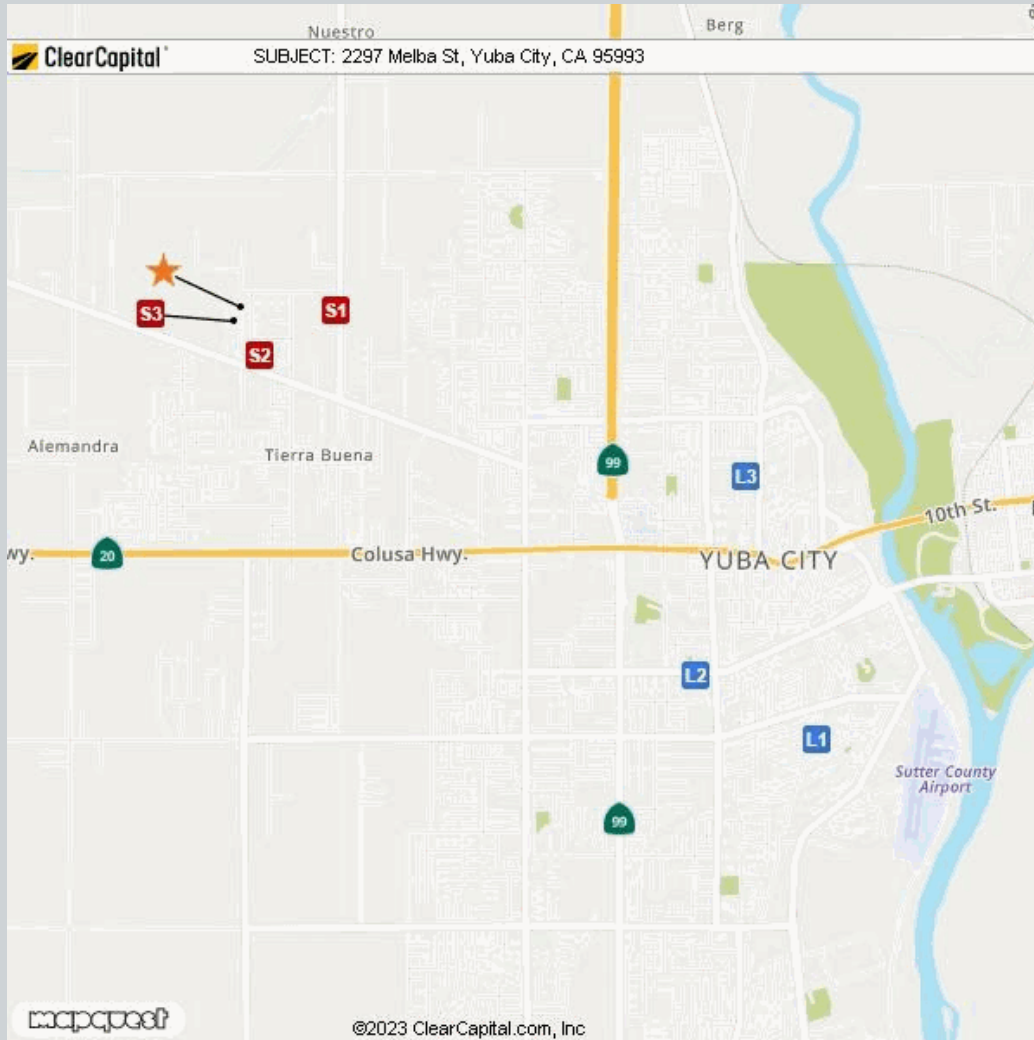
Address ★ 2297 Melba Street, Yuba City, CALIFORNIA 95993

Loan Number 53179

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2297 Melba Street, Yuba City, California 95993	--	Parcel Match
L1 Listing 1	277 Del Monte Ave, Yuba City, CA 95991	3.83 Miles ¹	Parcel Match
L2 Listing 2	615 Hughes, Yuba City, CA 95991	3.12 Miles ¹	Parcel Match
L3 Listing 3	540 Carroll St, Yuba City, CA 95991	2.84 Miles ¹	Parcel Match
S1 Sold 1	2262 Tierra Buena Rd, Yuba City, CA 95993	0.51 Miles ¹	Parcel Match
S2 Sold 2	2014 Becky Ln, Yuba City, CA 95993	0.28 Miles ¹	Parcel Match
S3 Sold 3	2218 Melba St, Yuba City, CA 95991	0.09 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	Angela Sandhu	Company/Brokerage	RE/MAX Gold
License No	01714244	Address	1310 Meadowlark way Yuba City CA 95993
License Expiration	10/25/2025	License State	CA
Phone	5303018167	Email	angelasandhu1967@gmail.com
Broker Distance to Subject	1.91 miles	Date Signed	04/08/2023

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.