

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	5708 Tahama Street, Sacramento, CA 95841	Order ID	8719668	Property ID	34149268
Inspection Date	05/01/2023	Date of Report	05/02/2023		
Loan Number	53196	APN	22001230270000		
Borrower Name	Catamount Properties 2018 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	05.01.23 BPO Request	Tracking ID 1	05.01.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	GOODMAN SHELLEY A	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$6,796	
Assessed Value	\$455,256	
Zoning Classification	Residential RD-5	
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	Urban	Neighborhood Comments The subject property is located in well established neighborhood. Price has been going down due to high mortgage rates and increased availability of listings on the market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$269000 High: \$430000	
Market for this type of property	Decreased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5708 Tahama Street	5937 York Glen Way	5105 Saddlewood St	5611 Walnut Ave
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95841	95842	95841	95841
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.78 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$430,000	\$369,500	\$445,000
List Price \$	--	\$430,000	\$369,500	\$445,000
Original List Date		03/27/2023	04/15/2023	04/08/2023
DOM · Cumulative DOM	-- · --	13 · 36	1 · 17	3 · 24
Age (# of years)	64	51	59	44
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	1,580	1,712	1,261	1,508
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 2 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
Lot Size	0.14 acres	0.14 acres	0.17 acres	0.1492 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** This lovely 3 bedroom, 2 Bath home, 1712 sq. ft, will be so nice to come home! Enter into the spacious Great Room and adjacent dining area highlighted by the beautiful refinished hardwood floors. Adjacent is an eating bar opening to the large kitchen, with an abundance of cabinet space. The next surprise, just down the hall, 2 of the 3 bedrooms are SUPER SIZED! All this, PLUS a screened in patio room, with HOT TUB looking out to the back yard! Close to schools, and a Park.
- Listing 2** This home has been freshly painted inside and is ready for new owners for the first time in over 50 years! Heater is approx. 2 years, AC approx. 15 years, Water Heater 10 years, Roof approx. 10+ years. The neighborhood shows pride of ownership. You can't go wrong with this one. Close to shopping, freeways, transportation, etc....
- Listing 3** Welcome Home! This beautiful 3 Bedroom 2 bath home on a corner lot with a pool and jacuzzi! Just in time for those Summer BBQ's and enjoying those memories. Close to shopping and the freeway.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	5708 Tahama Street	5435 Yellow Pine Way	5426 Fort Sutter Way	4807 Buffwood Way
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95841	95841	95841	95841
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.26 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,900	\$419,900	\$359,000
List Price \$	--	\$339,900	\$419,900	\$359,000
Sale Price \$	--	\$355,000	\$405,000	\$400,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/10/2022	12/22/2022	12/28/2022
DOM · Cumulative DOM	-- · --	12 · 68	31 · 49	4 · 16
Age (# of years)	64	56	66	44
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	1,580	1,510	1,500	1,646
Bdrm · Bths · ½ Bths	4 · 2	2 · 1 · 1	3 · 2	4 · 2
Total Room #	7	5	6	7
Garage (Style/Stalls)	Attached 2 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	--	--	--	--
Lot Size	0.14 acres	0.12 acres	0.18 acres	0.1791 acres
Other	None	None	None	None
Net Adjustment	--	+\$9,600	+\$2,200	-\$14,550
Adjusted Price	--	\$364,600	\$407,200	\$385,450

* 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** Price adjusted for bedroom +\$6000, bathroom +\$2000, SqFt +\$2800, age -\$3200, lot size +\$2000. Must see! Beautiful home tucked away in a tight knit neighborhood that boasts pride of ownership. It features a spacious floor plan with large bedrooms and gorgeous hardwood floors. Has a low maintenance yard with an area for a vegetable garden. Perfect location for any commute! Close to shopping, schools, and hospital.
- Sold 2** Price adjusted for bedroom +\$3000, SqFt +\$3200, lot size -\$4000. Welcome to 5426 Fort Sutter Way, a charming ranch style home in Foothill Farms, waiting for you to make it home! Step inside to a gracious living room with a fireplace to cozy up next to on these brisk days. Light and bright kitchen with an open feel and breakfast nook on the side. An additional bonus room off the dining space that could be the ideal family room, office, or personal gym. Down the hall offers the master suit with a full bathroom and two additional bedrooms and hall bathroom. Set on a larger corner lot, the back yard is awaiting your gardening dreams! Out front is a large front driveway and two car garage. 5426 Fort Sutter Way is conveniently located with Pioneer Park and Elementary School within walking distance, Trader Joe's & Costco within 10 minutes, and Downtown Sacramento within 20 minutes. Come make Fort Sutter Way the home of your dreams!
- Sold 3** Price adjusted for SQFt -\$2640, age -\$8000, lot size -\$3910. Big Time! - needs flooring, paint, sheetrock fixing in places, kitchen remodel. ALL-a-round needs to be remodeled. YET HVAC is newer, windows are dual pane, roof looks to be in good shape. Yard has many many fruit trees. Home has incredible potential. Don't delay to snatch up this home and make it your own.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject property Pending.			
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
03/23/2023	\$350,000	03/31/2023	\$350,000	Pending/Contract	03/31/2023	\$350,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$380,000	\$380,000
Sales Price	\$370,000	\$370,000
30 Day Price	\$355,000	--
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. Per MLS comments subject property needs TLC, but scope of work is not possible to determine at this time.		

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



Other



Other

Listing Photos

L1 5937 York Glen Way
Sacramento, CA 95842



Front

L2 5105 Saddlewood St
Sacramento, CA 95841



Front

L3 5611 Walnut Ave
Sacramento, CA 95841



Front

Sales Photos

S1 5435 Yellow Pine Way
Sacramento, CA 95841



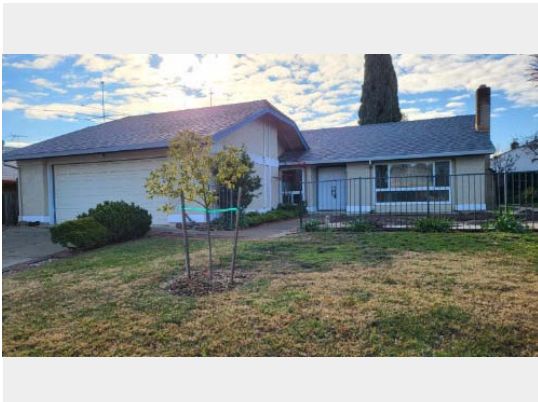
Front

S2 5426 Fort Sutter Way
Sacramento, CA 95841



Front

S3 4807 Buffwood Way
Sacramento, CA 95841



Front

ClearMaps Addendum

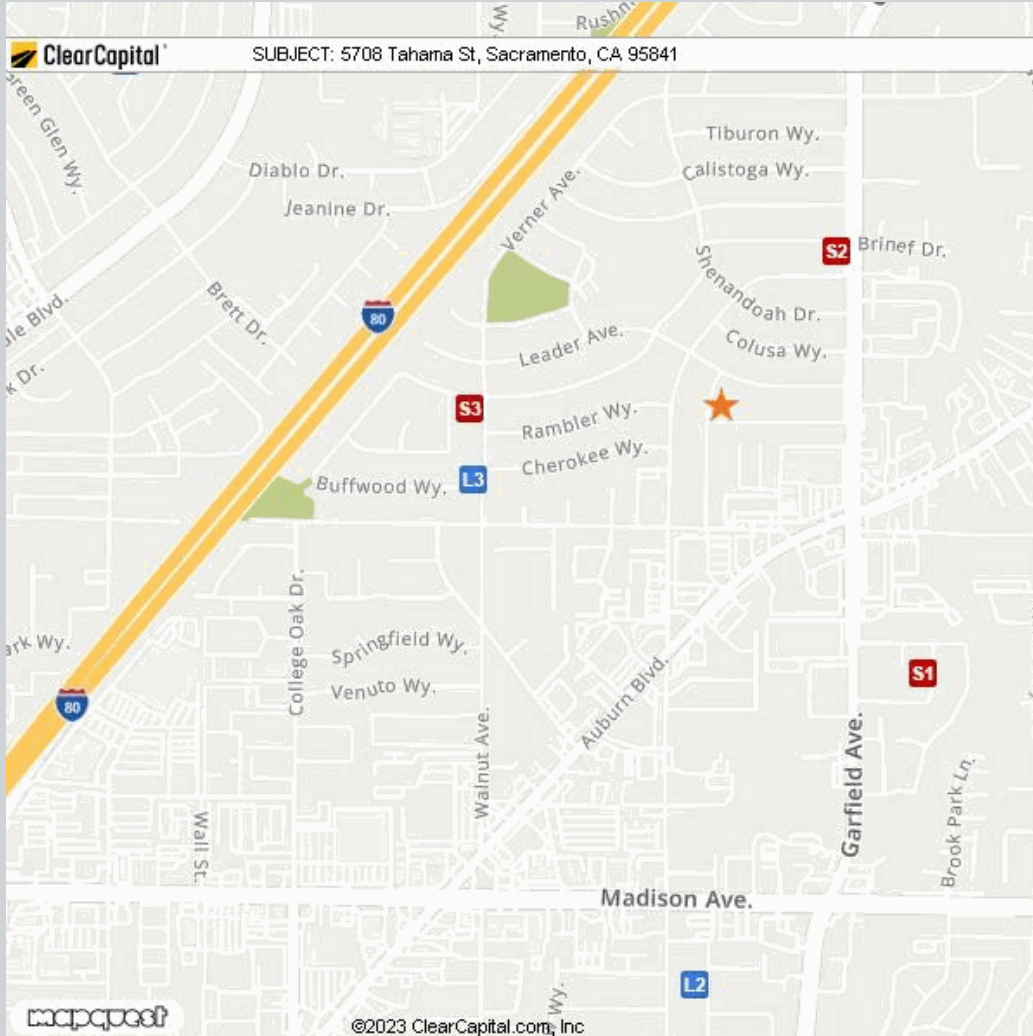
Address ★ 5708 Tahama Street, Sacramento, CA 95841

Loan Number 53196

Suggested List \$380,000

Suggested Repaired \$380,000

Sale \$370,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5708 Tahama Street, Sacramento, CA 95841	--	Parcel Match
L1	5937 York Glen Way, Sacramento, CA 95842	0.92 Miles ¹	Parcel Match
L2	5105 Saddlewood St, Sacramento, CA 95841	0.78 Miles ¹	Parcel Match
L3	5611 Walnut Ave, Sacramento, CA 95841	0.35 Miles ¹	Parcel Match
S1	5435 Yellow Pine Way, Sacramento, CA 95841	0.45 Miles ¹	Parcel Match
S2	5426 Fort Sutter Way, Sacramento, CA 95841	0.26 Miles ¹	Parcel Match
S3	4807 Buffwood Way, Sacramento, CA 95841	0.34 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.

*** 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.

Report Instructions - cont.

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.

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	2.68 miles	Date Signed	05/01/2023

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.