

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	2815 Woodhall Way, Antioch, CA 94509	Order ID	8704507	Property ID	34117249
Inspection Date	04/19/2023	Date of Report	04/20/2023		
Loan Number	53265	APN	0713120038		
Borrower Name	Catamount Properties 2018 LLC	County	Contra Costa		

Tracking IDs

Order Tracking ID	04.19.23 BPO Request	Tracking ID 1	04.19.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MELVIN J DUARTE	Condition Comments	
R. E. Taxes	\$2,115	Single story. Composition shingle roof. Raised foundation. Fenced rear/side yard. Original homes in this neighborhood did come with a HVAC. Windows appear original which is below average. Front yard is severely overgrown which is the repair amount, limited ability to view. Also, at time of photo's there was a hauling company there and it looked like a substantial trash out with large amount of interior debris in garage being put into truck. Definitely, should do a interior inspection. Overall, exterior looks below average for neighborhood and market.	
Assessed Value	\$150,503		
Zoning Classification	Residential R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Windows and doors appear secure. Work being done at home at time of inspection.)			
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$3,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$3,500		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Last 7 months of 2022 saw value declines of 15-20%. January of 2023 to present day, values are stable due to lower values and inventory. Interest rates have stabilized with owners willing to pay for interest rate buy down or closing costs. Detached single-family homes. Established neighborhood. No obsolescence. Asphalt streets. No industrial or commercial in area with negative impact. No environmental factors. Population change is stable. Close to schools, park, shopping and freeway.	
Sales Prices in this Neighborhood	Low: \$380,000 High: \$625,000		
Market for this type of property	Decreased 10 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2815 Woodhall Way	3204 Alger Rd	2120 Silverado Dr	1919 A Street
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	1.13 ¹	1.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$568,000	\$549,000	\$430,000
List Price \$	--	\$568,000	\$549,000	\$430,000
Original List Date		04/14/2023	03/29/2023	03/10/2023
DOM · Cumulative DOM	-- · --	6 · 6	6 · 22	41 · 41
Age (# of years)	47	48	44	81
Condition	Fair	Average	Average	Fair
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	1,496	1,433	1,579	1,050
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 1
Total Room #	7	7	8	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.18 acres	0.12 acres
Other	None	Solar Panels(leased)	None	--

* 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.

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

Listing 1 Similar location, floor plan and construction quality. Superior due to condition. Updated bathrooms & fixtures throughout. Freshly painted and with newer appliances. Updates are consistent with year built and market. New listing.

Listing 2 Expanded search due to limited comparables. No significant updating, however, windows updated. Light updating consistent with year built and need to replace appliances, etc. Pending sale with 12 offers. Overall, superior due to GLA, updates and location.

Listing 3 Expanded search to ALL of Antioch and relaxed property characteristics in order to find a home in below average condition. Inferior due to less GLA, one less full bathroom and no garage. Also, older construction. No HVAC, just a gas wall furnace.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2815 Woodhall Way	2778 Barcelona Cir	3029 Longview Rd	2145 Freeman Ct
City, State	Antioch, CA	Antioch, CA	Antioch, CA	Antioch, CA
Zip Code	94509	94509	94509	94509
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.54 ¹	0.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$614,000	\$599,999
List Price \$	--	\$375,000	\$479,000	\$599,999
Sale Price \$	--	\$393,000	\$479,000	\$590,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	02/22/2023	01/04/2023	02/03/2023
DOM · Cumulative DOM	-- · --	6 · 34	27 · 47	12 · 22
Age (# of years)	47	55	47	47
Condition	Fair	Fair	Fair	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	1,496	1,302	1,710	1,595
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	7	8	8
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	0.17 acres	0.14 acres	0.15 acres	0.16 acres
Other	None	None	None	None
Net Adjustment	--	+\$23,000	-\$20,000	-\$75,000
Adjusted Price	--	\$416,000	\$459,000	\$515,000

* Sold 1 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** Below average condition. Lowest priced sale other than subject within a mile radius. Needs a new roof, maintenance and updating. Adjustment of \$20K for inferior GLA and \$3K for inferior acreage. 13 offers.
- Sold 2** Below average condition. 3 offers. No updating, mostly original condition. Superior due to larger GLA. Adjustment of -\$22K for larger GLA. Original windows too like subject which is below average for area/market. \$2K for inferior acreage.
- Sold 3** Similar location and construction quality. Moderate updating including dual pane windows. Home includes fresh interior paint, updated bathroom, kitchen, newly installed floors through out, huge backyard. Adjustment of -\$10K for larger GLA and -\$65K for superior condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Recently listed and sold, see mls data sheet. Unfortunately, off market sale before any exposure to market. Listing agent represented buyer and seller, unreliable sale.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/19/2023	\$380,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$430,000	\$437,000
Sales Price	\$420,000	\$427,000
30 Day Price	\$395,000	--
Comments Regarding Pricing Strategy		
<p>Unique property due to condition. Subject was recently sold, see attached MLS data sheet. Sale was off market and one agent handled both ends. Subject's sale price was lowest closed sale in neighborhood in last several years. SC1 is most similar to subject due to location and condition. Most important criteria for valuing subject is first location. Making sure I understand the pros/cons of the neighborhood and any impact on value. Neighborhood information takes more time than ever due to lack of neighborhood comparables, some cases no comparables in direct subdivision over last 6-9 months. Extensive review of subject's tax information and any mls history for information about the subject. Then GLA, condition, lot size and amenities. With low inventory over last few years, very limited comparables. Less buyer demand due to higher values and spike in interest rates, low inventory persists helping values remain somewhat stable after considerable drop in values in 2022. Inventory is at historically low levels for the last two years, thus resulting very few comparables. Very careful in comparable selection at this time due to limited inventory. Subject is bracketed with inferior and superior properties giving a value range.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 3204 Alger Rd
Antioch, CA 94509



Front

L2 2120 Silverado Dr
Antioch, CA 94509



Front

L3 1919 A Street
Antioch, CA 94509



Front

Sales Photos

S1 2778 Barcelona Cir
Antioch, CA 94509



Front

S2 3029 Longview Rd
Antioch, CA 94509



Front

S3 2145 Freeman Ct
Antioch, CA 94509



Front

ClearMaps Addendum

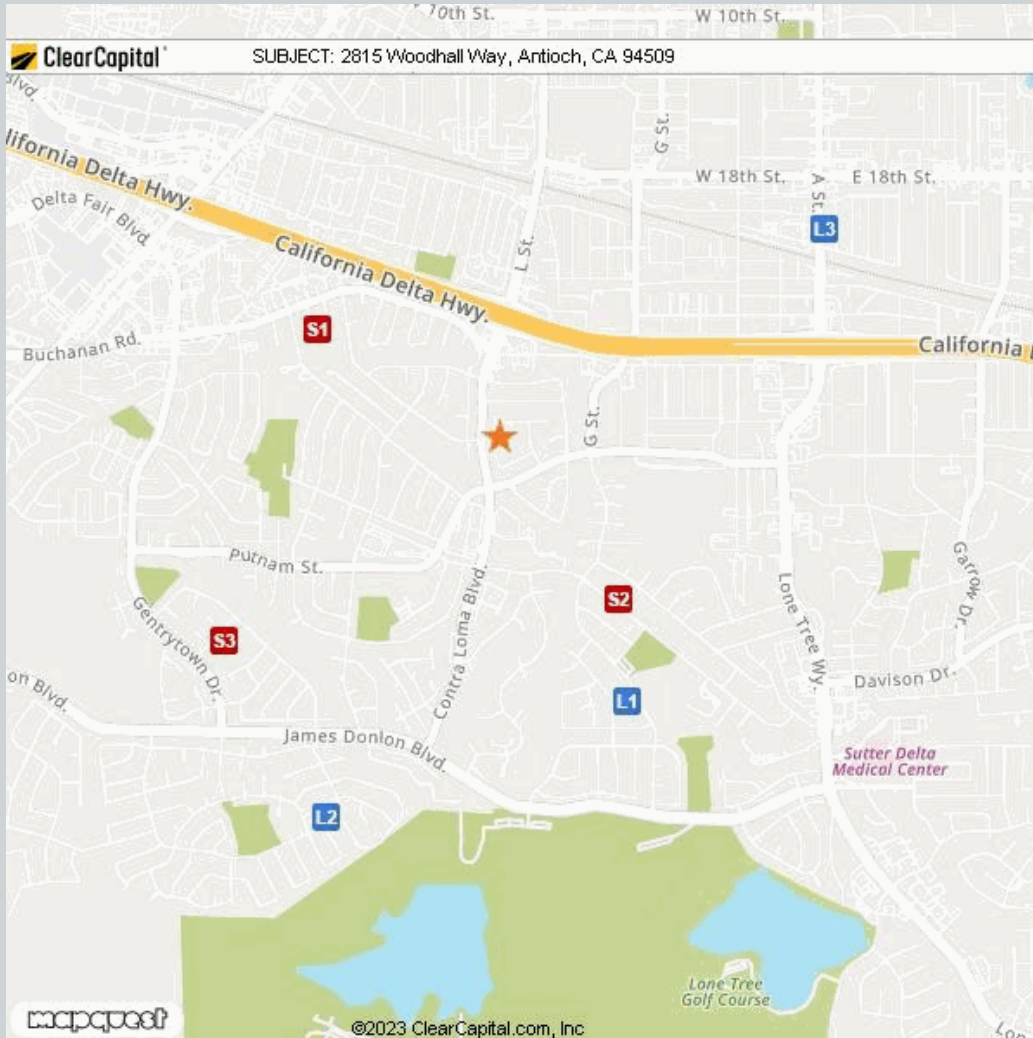
Address ★ 2815 Woodhall Way, Antioch, CA 94509

Loan Number 53265

Suggested List \$430,000

Suggested Repaired \$437,000

Sale \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2815 Woodhall Way, Antioch, CA 94509	--	Parcel Match
L1 Listing 1	3204 Alger Rd, Antioch, CA 94509	0.79 Miles ¹	Parcel Match
L2 Listing 2	2120 Silverado Dr, Antioch, CA 94509	1.13 Miles ¹	Parcel Match
L3 Listing 3	1919 A Street, Antioch, CA 94509	1.04 Miles ¹	Parcel Match
S1 Sold 1	2778 Barcelona Cir, Antioch, CA 94509	0.57 Miles ¹	Parcel Match
S2 Sold 2	3029 Longview Rd, Antioch, CA 94509	0.54 Miles ¹	Parcel Match
S3 Sold 3	2145 Freeman Ct, Antioch, CA 94509	0.92 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.
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

Broker Name	Michael Gadams	Company/Brokerage	Bay Area Homes Sales and Evaluations
License No	01037884	Address	5047 Wittenmeyer Court Antioch CA 94531
License Expiration	05/12/2024	License State	CA
Phone	9257878676	Email	mfgadams61@gmail.com
Broker Distance to Subject	2.42 miles	Date Signed	04/20/2023

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.